Development Control – Delegated Officer Report

Application Number: AWDM/0362/14 **Recommendation – Prior Approval not required**

Site: **5 Fowey Close, Shoreham**

Proposal: **Householder application for permitted development for prior approval for single storey rear extension measuring 3.65m from rear wall of the original dwelling, maximum height 2.55m and maximum height of eaves 2.55m**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow property located within a residential road towards the northerly end of Fowey Close.

PLANNING HISTORY:

ADC/0141/10– A planning application for a front dormer was permitted in 2010.

ADC/0142/10 – An Application for Certificate of Lawfulness for proposed rear dormers and side gable was permitted in 2010.

PROPOSAL:

This application is a householder application for prior approval, no letters of representations have been received in response to the publicity undertaken. The proposal has therefore been assessed against whether it meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 1995 as amended.

Amended plans have been received during the consideration of this prior approval due to a discrepancy between the description of the proposal which stated that the extension would measure 3.65 metres in depth and the original plans which showed the extension measuring 3.9 metres in depth. Amended plans have been received which now confirms that the proposed single storey rear extension would measure 3.65m in depth 2.55m in length and a maximum height to the eaves of 2.55m.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) Schedule 2, Part 1, Class A (enlargement,

improvement or any other alteration to a dwelling house).

REPRESENTATIONS:

No letters of representation have been received.

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

Under Class A.1(e) of the GPDO 2013 amendment a single storey rear extension extending up to 6 metres from the rear elevation of a semi-detached property can be constructed under the property's permitted development rights. This is however providing that the height of the proposed does not exceed 4 metres, the conditions set out within Class A.4 are met and the remainder of the requirements set out within Class A are met. The proposed extension would extend 3.65 metres from the rear elevation of the original dwelling house and would a height of 2.55 metres to the flat roof and would therefore meet the requirements of Class A.1(e).

The requirements of Class A.4 have been met and no letters of representation have been received from neighbouring occupiers following the notification letters sent out by the Council.

The proposed single storey extension would not extend beyond the eaves line of the original dwelling house and the addition along with previous extensions would not exceed 50% of the total curtilage of the site. The extension would not be within 2 metres of any of the site boundaries and would not include the provision of a raised platform, microwave antenna or any chimney or flue. The proposed extension would therefore meet the other requirements set out within Class A and can be constructed under the property's permitted development rights without the benefit of planning permission.

RECOMMENDATION:

Prior Approval not required.

DELEGATED

Case Officer Sign Rebecca Tier Date 8th May 2014

Authorising Officer Sign Jo Morin Date 8.5.2014