Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0315/13

Site: **81 Greenways Crescent, Shoreham-By-Sea, west Sussex**

Proposal: **Application for a Lawful Development Certificate for a proposed summer house in rear garden.**

Date of site visit: 1st May 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a mid terrace two storey dwelling on the northern end of Greenways Crescent. The dwellings within this terrace have exceptionally large, deep gardens. The property is not listed and is not within the Conservation Area. The application is seeking a Certificate of Lawfulness for a proposed summer house in the rear garden.

The building will have a pitched roof with a maximum height of 4 metres it will be set in from the eastern and northern boundaries by 2.4 metres. It is 8.9 metres wide and 6 metres deep. It will be divided into a pool room store and garden room for the enjoyment of the occupiers of the host dwelling.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The proposed summer house falls under Class E of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class E which are relevant to this case are as follows:

(a) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) no part of the building will be situated on land forward of a wall forming the principal elevation of the original dwelling house.

(c) the building would be single storey only

(d) the height of the building would not exceed 4 metres with a pitched roof and is not within 2 metres of any boundary.

(e) the height of the eaves of the building will not exceed 2.5 metres.

(f) the dwelling is not listed

(g) there are no verandas, balconies or raised platforms to be formed.

(h) not applicable.

(i) not applicable

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed summer house in rear garden constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class E of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Summer house in rear garden as shown on drawing no. 01LDC received 22nd March 2013.

Second Schedule

81 Greenways Crescent, Shoreham-By-Sea, west Sussex

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 3rd May 2013

Authorised and signed by: Jo Morin Date: 7 May 2013