Development Management - Delegated Officer Report

Application Number: **AWDM/0592/13**

Recommendation – Issue Certificate

Site: **88 Park Avenue, Shoreham-By-Sea, West Sussex**

Proposal: **Application for Certificate of Lawful Development for proposed two storey and single storey extensions**

Date of site visit: 18th June 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a detached two storey dwelling. There is off street parking to the front and a detached single garage set back to the side. A Certificate of Lawfulness is sought for a rear single storey kitchen extension with lean to roof to the north side of the elevation. Also proposed is a two storey rear extension attached to the rear of an existing rear gable projection. There are no planning records relating to the rear 'projection' and it is therefore considered that this formed part of the original dwelling. The single storey extension is 3.3 metres wide, 3 metres deep and is shown to have a lean to roof with a maximum height of 3.8 metres. The two storey extension is 3 metres deep, 3.5 metres wide with a hipped roof to a maximum height of 7 metres.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The two storey and single storey extensions fall under Class A 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 A which are relevant to this case are as follows:

(a) The total number of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage.

(b) The height of the extensions do not exceed the highest part of the roof of the existing dwellinghouse.

(c) The height of the eaves of the extensions do not exceed the height of the eaves of the existing dwellinghouse.

(d) The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway and forms a principle elevation or a side elevation of the original dwellinghouse.

(e) The enlarge part of the dwelling at single storey does not exceed 4 metres in depth or 4 metres in height.

(f) The enlarged part of the dwellinghouse which would have more than one storey does not extend to the rear by more than 3 metres and there is more than 7 metres between the rear boundary and the extension.

(g) Where the enlarged part is within 2 metres of the boundary the height of the eaves does not exceed 3 metres.

(h) The extensions are to the rear not the side elevation of the dwelling.

(i) The extensions do not consist of a veranda, balcony or raised platform, antenna, chimney, flue or soil and vent pipe. There is no alteration to the roof of the dwellinghouse.

The site is not within the Conservation Area.

A3 (a) The materials to be used are to match existing with the ground floor of the extensions to be brick and the first floor render.

(b) there are no side windows on any upper floors or roof slope.

(c) The enlarged part of the dwellinghouse has more than one storey and the roof pitch of the enlarged part shall be the same as the roof pitch of the original dwellinghouse.

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 two storey and single storey extensions are ‘development’ as defined by Section 55 of the Act and are ‘permitted development’ under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Application for Certificate of Lawful Development for proposed two storey and single storey extensions shown on drawing nos. 1732.P2 Rev C and 1732.P1 Rev B - received 16th May 2013.

Second Schedule

88 Park Avenue Shoreham-By-Sea West Sussex BN43 6PG

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 21st June 2013

Authorised and signed by: Jo Morin Date: 21 June 2013