Expiry Date – 7th September

Development Control – Delegated Officer Report

Application Number: AWDM/0864/12 Recommendation – Issue

Site: 71 Beach Green, Shoreham-By-Sea

Proposal: Single storey side extension (Lawful Development Certificate).

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to a detached house on the south side of Beach Green opposite the junction with Ormonde Way. The property is in single family occupation and it is not in a conservation area. There is a detached garage/store building alongside the house fronting the road recently built under permitted development.

A determination is sought as to whether planning permission is required for a single storey flat roofed side extension behind and detached from the garage, to replace an existing smaller utility extension.

The property has a single storey wrap around flat roofed rear addition which appears to have been built at the same time as the house.

Relevant Planning History

ADC/0024/11 - Application for Certificate of Lawfulness for proposed detached flat-roofed storage building on west side. Issued 15.3.11

ADC/0165/09 - First floor rear extension (amendments to ADC/0355/08 to provide a gabled rather than a hipped roof). Granted 15.6.09

ADC/0355/08 – First floor rear extension (with rear/west side balcony). Granted 22.8.08

Consultations

Environmental Health would like to see the precautionary contamination condition added to the decision.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class A of Part 1 Schedule 2 of the GPDO planning permission is not required for a side extension to dwellinghouses outside of conservation areas where:

- It does not front a highway,
- The height of the eaves of the part of the house enlarged would exceed the height of eaves of the existing house,
- Its overall height does not exceed 4 metres,
- Within 2 metres of the boundary the height of the eaves would exceed 3 metres in height,
- It does not have a width greater than half the width of the original house,
- As a result of the works the total area of the ground covered by buildings within the curtilage of the house (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original house).
- it would not consist of or include – the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- It would consist of an alteration to any part of the roof of the house.

Conditions of Class A require that materials used shall be of a similar appearance to those in the existing house.

The proposed extension measures 3 metres in width, which is less than half the width of the original house. It is flat roofed with a maximum height of 2.8 metres and a corresponding eaves and overall height to an existing, original, rear addition. It would not result in more than 50% of the curtilage of the house being covered by building. The applicant has confirmed matching materials will be used by reuse of the blocks from the existing addition and from the front wall.

No veranda, balcony or raised platform is proposed and nor does the development involve the installation, alteration or replacement of a chimney, flue or soil and vent pipe or any alteration to any part of the roof of the house.

The extension is permitted development.

<u>RECOMMENDATION</u>

The proposal complies with the requirements of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Informative

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: Date: 22/8/12

Authorised and signed by: Jo Morin Date: 23/08/2012