Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0377/13

Site: **1 Arnside Close, Sompting, Lancing, West Sussex**

Proposal: **Application for a Lawful Development Certificate for a proposed front porch and single storey side extension/conservatory.**

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 semi detached bungalow with rooms in the roof and single storey rear extension and conservatory. A Certificate of Lawfulness is sought for a single storey side lean to extension/conservatory and a flat roof front porch. At the time of the site visit work had commenced on the side extension.

The front porch is 1.9 metres wide and 1.5 metres deep, with flat roof design, 2.25 metres high. The side extension has a sloping roof of a maximum height of 2.6 metres. It is 2.2 metres wide and 6.2 metres long.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey side extension falls 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 area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway

(e) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is at the side of the dwelling

(i) The extension does not exceed 4 metres in height
(ii) The extension does not have more than one storey
(iii) The extension does not have a width greater than half the width of the original dwellinghouse.

(i) none apply

Conditions:

(a) The materials will be rendered to match existing, the side conservatory/extension roof is acceptable.

D. The front porch falls under Class D 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 D which are relevant to this case are as follows:

(a) the ground area (measured externally) of the structure will not exceed 3 square metres.

(b) no part of the structure will be more than 3 metres above ground level.

(c) No part of the structure will be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

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 single storey side extension/conservatory and front porch constitute ‘development’ as defined by Section 55 of the Act and are ‘permitted development’ under Class A and D of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Proposed front porch and single storey side extension/conservatory shown on drawing ‘Proposed elevations and Plan’ – received 15th April 2013.

Second Schedule

1 Arnside Close Sompting, Lancing, 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