Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/0959/12

Site: **22 Grafton Gardens, Sompting**

Proposal: **Application for a Lawful Development Certificate for a proposed single storey rear extension**

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in a residential street consisting of similar building types to the application property.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

- A single storey rear extension to measure 3.6 metres in height (above ground level), 3 metres in length, and 8 metres in width

Relevant Legislation

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

Assessment

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

Not less than half the curtilage would be covered by buildings. The height of the roof and height of the eaves would not exceed those of the existing dwelling. The length of the extension would not exceed 3 metres off the original rear wall, and would not exceed 4 metres in height. Within 2 metres of the boundary its eaves would not exceed 3 metres.

No provision of verdana, balcony or raised platform, microwave antenna, chimney, flue or soil and vent pipe. The exterior materials and finishes would match those of the dwelling.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawing No. FISK/01 Titled Existing & Proposed Plan 1:50 Existing & Proposed Elevs 1:100, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class A Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (as Amended in 2008).

Case Officer signed:	Matthew Porter	Date: 12-09-2012
Authorised and signed by:	Peter Barnett	Date: 14 September 2012