Expiry Date - 23/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1640/23 Recommendation – APPROVE

Site: 36 Hollingbury Gardens Worthing West Sussex BN14 0EE

Proposal: Application for Certificate of Lawfulness for proposed pitched roof rear extension

Neighbours consulted: N

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east of Hollingbury Gardens. The property comprises of a semi-detached, bungalow, rendered on the ground floor and clay roof tiles. The building is set back from the street with a front garden with parking to the front of the property. The building is not within a conservation area, nor is the building listed.

Proposal

A Lawful Development Certificate for an existing development is sought for a single storey rear extension. The extension is proposed to measure 3.265m in depth, with the width of the extension is proposed to be 4.42m.

The roof of the extension is proposed to be a false pitch with eaves to match the host dwelling at 2.763m and a maximum height of 3.521m. To the rear of the extension there are proposed to be a set of sliding doors, on the northern and southern elevations there are proposed to be windows.

Relevant Planning History: N/A

Consultations: N/A

Representations: None received

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consideration

Schedule 2, Part 1 – Development within the curtilage of a dwellinghouse.

Class A – enlargement, improvement or other alteration of a dwellinghouse.

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development not permitted by class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use);

Analysis: Not applicable

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: The total area covered does not exceed 50% of the total area of the curtilage.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Analysis: The extension would not exceed the height of the existing dwelling.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Analysis: the single storey nature of the extension will match the existing eaves and not exceed it.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Analysis: None of the above apply.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

Analysis: The maximum height is below that permitted at 3.521m.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

Analysis: The depth of the extension to the rear has a maximum depth of 3.265m.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Analysis: The extension is 3.265m in depth and single storey.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Analysis: None of the above apply.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse;

Analysis: None of the above apply.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Analysis: None of the above apply.

(k) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.; or

Analysis: None of the above apply.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: None of the above apply.

Conclusion

The application has been considered under Class A of Schedule 2 Part 1 for the single storey rear extension. It is considered that the development would be compliant with the aforementioned Class.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The Council is satisfied that the extensions and alterations as described would constitute ‘permitted development’ under the provisions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Case Officer: Finlay Gardner Date: 18/01/2023

Authorised by: Louise Prew Date: 18/01/2023