DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0352/13

Site: **6 Fairview Road Lancing**

Proposal: **Application for a Lawful Development Certificate for a proposed single storey rear extension and bricking up of existing side door**

SITE AND SURROUNDINGS:

The application site is located in a residential suburb of Lancing, consisting predominately of low rise chalet-bungalow style properties with upper floor accommodation in the roof.

The application property is one such building. It has rendered walls and an exposed brick plinth. There is a change in level on the site.

PROPOSAL:

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 (at maximum) 3.1 metres in height, 3.4 metres in length, and 10.2 metres in width

Bricking up of existing side door

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'

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

ASSESSMENT:

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

As a result of the works, not less than 50% of the total area of the curtilage would be covered by buildings. The height of the extension would not exceed the height of the existing dwellinghouse, nor would the eaves height of the extension exceed the eaves of the existing dwellinghouse. The length of the extension would not exceed 4 metres off the original rear wall or exceed 4m in height. The height of the eaves would not exceed 3 metres.

The development would not consist and/or include a veranda, balcony, or raised platform and/or involve installation of a chimney, flue or soil and vent pipe. The exterior materials used shall be of a similar appearance to the exterior of the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawing titled Conservatory & kitchen alterations @ 6 Fairview Rd Lancing date valid 22-03-2013, 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

DELEGATED

Case Officer
Sign Matthew Porter Date 4-4-2013

Authorising Officer
Sign Peter Barnett Date 4 April 2013