Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0354/13

Site: **15 Downland Avenue, Southwick**

Proposal: **Application for a Lawful Development Certificate for proposed single storey side extension with 'covered way'**

Date of site visit: 1st May 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. The front door as existing is to the side of the dwelling beyond which there is a gate with a lean to extension referred to on the plans as a store.

A Certificate is sought for a single storey side extension with hipped roof to the side of the existing dwelling. It will form a new enlarged entrance hall and shower room. The eaves over hang at the front to form a 'covered way' supported by a timber post, with steps leading to the new front door. The extension is 1.3 metres wide, 5.1 metres long and will have a maximum height of 3.9 metres due to the lower ground levels to the front of the site.

The extension will not be attached to the existing store extension.

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 brick and roof tiles to match existing.

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 constitutes ‘development’ as defined by Section 55 of the Act and are ‘permitted development’ under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Proposed single storey side extension with ‘covered way’ – as shown on drawing no. 01 Job no. AD-146 – received 25th March 2013

Second Schedule

15 Downland Avenue Southwick, Brighton

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 7th May 2013

Authorised and signed by: Jo Morin Date: 8 May 2013