Development Management - Delegated Officer Report

Application Number: AWDM/2122/21 Recommendation – Approve

Site: 38 Whitelot Way, Southwick, BN42 4YF

Proposal: Householder application for permitted development for prior approval for single storey flat-roof extension to rear of property, measuring 4.5m from rear wall of the original house, maximum height of eaves of the extension 2.8m

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Whitelot Way, Southwick, and is a two storey semi-detached dwelling

The property is not a Listed Building but the site is within the Shoreham Conservation Area.

Proposal:

- the extension will extend beyond the rear wall of the original dwellinghouse by 4.5m
- The maximum height of the extension measured from the natural ground level 2.8m
- The height of the eaves of the extension measured externally from the natural ground level 2.8m

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development to determine if prior approval is required for a proposed:- Larger home extension under the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 1, Class A

Consideration

Schedule 2, Part 1, Class A -Development within the curtilage of a dwellinghouse.

The proposal exceeds the limits in paragraph A.1 (f) as it extends beyond the rear wall of the original dwellinghouse by more than 3m but is allowed by paragraph A.1 (g) as it does not exceed 6m

The eaves do not exceed the existing eaves of the original dwellinghouse.

No objections received

Recommendation

The proposal falls within Class A larger home extension and is permitted development.

Reason for Recommendation

The proposal for a Larger Home Extension constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Schedule 2, Part 1, Class A, of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: Eve Hearsey Date: 31.12.2021

Authorised by: Date: