**Expiry Date – 24/5, EOT agreed to 4/6/19**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0474/19 Recommendation – Grant**

**Site: 8 Springate Road, Southwick**

**Proposal: Application for a lawful development certificate for proposed single storey side extension and alterations to garage.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/5

## Site and Surroundings

This application relates to a semi detached bungalow on the west side of the road.

The property has been extended to the side with a flat roofed garage. The original property was built with a detached garage. Roof extensions have also been added.

The property is not in a conservation area and is not a listed building.

## Proposal

A Certificate is sought for a single storey side extension to the rear of the garage plus alterations to the existing garage itself. An attached garage has been in situ since at least 2009.

## Relevant Planning History

AWDM/0467/19 - Extended gabled roof over garage, widened rear dormer, 2 front dormers and single storey side extension with associated alterations. Pending

## Planning Assessment

### *Principle*

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

### *Consideration*

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

Permitted Development

## Class A – Enlargement, improvement or other alteration of a dwellinghouse

A.1 Development is not permitted by Class A if-

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

**Analysis:** The dwellinghouse has not been created through change of use by virtue of Part 3.

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 ground cover by extension(s) will not exceed 50% of the total area of 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 height of the proposed extension does not exceed the height of the highest part of the roof of the existing dwellinghouse.

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 height of the eaves of the proposed extension does not exceed those of the existing dwellinghouse.

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:** The proposed extension does not extend beyond a wall which forms a principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation.

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 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

**Analysis:** The proposed extension is single storey and does not extend beyond the rear wall of the original dwellinghouse. It does not exceed 4 metres in height.

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

**Analysis:** The proposed extension is within 2m of the boundary but the eaves height do not exceed 3m in height.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
i) exceed 4m in height;
ii) have more than a single storey; or
iii) have a width greater than half the width of the original dwellinghouse; or
(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:** The extension does not exceed 4 metres in height. It is single storey only. It does not exceed more than half the width of the bungalow. It does not exceed the limits of (e) to (j)

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.

**Analysis:** None of the above apply.

**Conditions**

A.3 Development is permitted subject to:-
a) materials must be of a similar appearance to those used in the construction of the exterior of the existing dwelling;
b) any upper-floor windows located in a wall or roof slope forming a side elevation must be:-
i) obscured-glazed, and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
c) Where the enlarged part of the dwelling house has more than one storey or forms an upper storey on an existing enlargement of the original dwelling house the roof pitch of the enlarged part must so far as practicable be the same as the roof pitch of the original dwellinghouse.

**Analysis:** The drawings show smooth render finish with lower parts in matching brick. It is for a ground floor extension only.

**Recommendation: Issue Certificate**

**Reason:** The proposal as shown in drawing 1062019/03 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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| Case Officer: | MOK | Date: 31/5/19 |
| Authorised by: | Peter Barnett | Date: 3 June 2019 |