Expiry Date – 3/6/13

Development Control – Delegated Officer Report

Application Number: AWDM/0415/13 Recommendation – APPROVE

Site: 96 Slonk Hill Road, Shoreham

Proposal: **Application for a Lawful Development Certificate for proposed single storey rear extension, rooflights and new side window in existing wall.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1970's bungalow on the north side of Slonk Hill Road. The property has not been extended at the rear before. It is not in a conservation area and is not a listed building and there are no protected trees on the site. The 1972 planning permission included a restriction on permitted development for front boundary enclosures and outbuildings only.

A determination is sought as to whether planning permission is required for a single storey rear extension and rooflights to this bungalow. The application has been revised since first submitted.

Relevant Planning History

None.

Consultations

None conducted.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class A of Part 1 Schedule 2 of the GPDO planning permission is not required for single storey rear extensions, improvements and alterations to detached houses where:

- the ground covered by buildings, including the extension would not exceed 50% of the curtilage;
- the eaves height of the extension, within 2 metres of the boundary, would not exceed 3 metres;
- it would not exceed 4 metres in height;
- it would not exceed 4 metres in depth.

Development must not include the construction or provision of a veranda, balcony or raised platform or microwave antenna.

Materials must match those of the original house.

The proposed rear extension is 3.5 metres in depth, 4 metres in height and has an eaves height of 2.5 metres. It is to be built with a rendered finish to match the existing house.

The proposal does not include the construction or provision of a veranda, balcony or raised platform or microwave antenna.

The installation of rooflights to the existing bungalow rooflsope and to the extension roofslope is permitted development under class C provided they do not protrude more than 150mm from the roofslope. The agent has confirmed they will not.

The blocking up of the side kitchen door and making good is also an alteration permitted under class A.

The extension and alterations are permitted development under the terms of Classes A and C of the GPDO.

RECOMMENDATION

The proposal complies with the requirements of Classes A and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Is recommendation contrary to any representations? N

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 31.5.13

Authorised and signed by: PD Date: 31.5.13