Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/1119/12

Site: **32 Boundary Road, Lancing**

Proposal: **Application for Certificate of Lawfulness for proposed rear extension no more than 3m depth externally and roof conversion with no dormers – velux windows not projecting more than 150mm above roof**

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in a residential street in an outer suburb of Lancing.

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:

- Single storey rear extension to measure 3.3 metres in height, 3 metres in length, and 5.75 metres in width
- Insertion of 2 no. roof lights in rear roof slope
- Insertion of obscured and fixed shut first floor window in north side elevation
- Demolition of chimney and making good of roof

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'

Assessment

The bungalow is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. No more than half the curtilage would be taken up by buildings. The height of the extension would not exceed the height of the roof of the existing bungalow. The height of its eaves would not exceed those of the existing bungalow. The rear projection of the extension would not exceed 3 metres nor would the extension exceed 4 metres in height. The height of the eaves would not exceed 3 metres. The materials used in any exterior work would be of similar appearance to those used in the existing bungalow. The upper floor window in the side elevation would be obscured and fixed.

The roof lights in the front roof slope would not protrude more than 150mm beyond the plane of the slope of original roof. They would not be higher than the highest part of the original roof.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawing No. 04 titled BLOCK & Location PLAN dated 27-09-2012, drawing No. 02 titled Plans & Elevations As Proposed, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes A and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (as Amended in 2008).

Case Officer signed:	Matthew Porter	Date: 27-11-2012
Authorised and signed by:	Peter Barnett	Date: 27-11-2012