# Development Control – Delegated Officer Report

**Application Number: AWDM/0668/16 Recommendation – APPROVE**

**Site: 69 Downside, Shoreham-by-Sea, BN43 6HF**

**Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.61m from rear wall of the original house, maximum height 3.99m and height of eaves of the extension 2.99m**

**Date of site visit:** 19.05.2016 (for AWDM/0684/16)

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to a small detached bungalow located on the south side of Downside. The application site and neighbouring properties are bungalows, but 3 doors down (63) there is a 2 storey residential property. Many of the bungalows within the street have 1st floor extensions with either raised roofs, or dormers or both.

The application site has an existing vehicular access with a drive to the side of the dwelling next to no. 67, and a detached garage to the boundary with no. 67. The property has an existing rear conservatory type extension. The dwelling has a front and side hard surfaced area. The bungalow itself is quite narrow. Its current entrance door is too the side corner, within an open porch.

The topography of the area is such that the land levels vary considerably within the application site as too other sites, e.g. the land is higher on the north side of the road, and lower on land behind the dwelling. The bungalow itself is lower than the hardsurfacing on their own property, and the hardsurfacing itself is lower than the pavement. The rear of the application site is lower than the front, there are steps down from the conservatory into the garden, and continues down through the garden, the terracing of the garden terminates at the rear boundary. A large Copper Beech is positioned within the end, lower section of the garden, which forms a visual buffer between the application site and the rear property in Greenways Crescent.

No. 71 has a side dormer which is very close to the application site, and directly overlooks. No. 67 has a rear conservatory and side porch with windows facing to the application site. No. 71 and 73 have 1st floor rear extensions.

**Proposal**

The application is for a prior approval for a single storey rear extension measuring 5.61 metres in length, with a height of 3.99 metres and an eaves height of 2.99 metres.

**Consultations:** None undertaken.

**Representations:** One received outside of the 21 day period.

**Relevant Planning Policies**

Not relevant as application determined on fact not merit.

**Planning Assessment**

The application will be determined against the Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Development within the curtilage of a dwellinghouse, Class A – enlargement, improvement or other alteration of a dwellinghouse.

This section of the General Permitted Development Order (GPDO), identifies criteria for extensions to a dwellinghouse, under paragraph (g), there GPDO states that until 30th May 2019, for a dwellinghouse not on article 2(3) (Conservation Areas), nor within a site of special scientific interest (SSSI) an extension for a detached dwellinghouse may extend up to 8 metres from the original dwellinghouse; and be up to a height of 4metres.

The application does not exceed these figures.

With regard to this application for a single storey rear extension the Conditions of this allowance, is that the external materials must be of a similar appearance to those used on the existing dwellinghouse.

The plans show this to be the case.

The GPDO also requires the applicant to provide information to the local planning authority (LPA), then stipulates the required information.

The applicant has met this requirement.

The GPDO also states that representations are to be received by the LPA within 21 days of the notice of the application to neighbours.

No letters of representation were received within this time frame.

The GPDO states that the LPA must advise the applicant no later than 42 days after the submission of the Prior Approval of the decision.

If approved, the development must be completed on or before 30th May 2019

(A letter of representation was received by a neighbour on the 42nd day of the application which raises many issues relating to a planning application also submitted on 69 Downside. The comments within this letter cannot be taken

into consideration with regard to the prior approval relating to the single storey extension as it was received after the 21 day period).

**Recommendation**

**APPROVE**

Case Officer: Eve Hearsey Date: 14.06.2016

Authorised by: Jo Morin Date: 14.06.2016