Development Management - Delegated Officer Report

Application Number: **AWDM/1305/15**

Recommendation – Issue Certificate

Site: **42 Slonk Hill Road, Shoreham By Sea**

Proposal: **Application for Certificate of Lawfulness for proposed rear extension**

Date of site visit: 20 October 2015

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the north side of Slonk Hill Road which is a predominantly residential street comprising of similar bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for a single storey extension to the rear. The extension would measure 3.5 metres in depth and would extend across the full width of the house. A pitched roof is proposed with an eaves level to match the existing house (approximately 2.8 metres in height) and with an overall height of 4m, set just below the existing ridge. Matching materials are proposed.

Relevant site history
Planning permission SU/546/72 included a restriction on permitted development for front boundary enclosures and outbuildings only.

Consultations
None relevant

Representations
None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights for rear extensions.

Therefore the relevant test is whether the proposed extensions and alterations meet the relevant criteria of Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

A.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The extension would not cover more than half the land around the original house;

(c) the height would not exceed the highest part of the existing roof;

(d) the height of the eaves would not exceed the existing eaves height;

(e) the extension would not extend beyond a wall forming the principal elevation, fronting a highway or side elevation;

(f) the extension would be single storey and would not extend beyond the original rear wall by more than 4 metres or exceed 4 metres in height;

(g) n/a
(h) n/a

(i) the eaves would not exceed 3 metres;

(j) the extension would not extend beyond a wall forming the side elevation;

(k) it wold not include a verandah, balcony, raised platform, the installation, alteration or replacement of a microwave antenna, chimney, flue, soil and vent pipe or roof alterations;

A.2 (a) the dwellinghouse is not on article 2(3) land.

A.3 (a) the materials would be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) no side windows are proposed;

(c) n/a

A.4 n/a

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development as shown on the site location plan, drawing number ap/01/SlonkHillRD42 entitled ‘Existing Plans and Elevations’, drawing number ap/03/SlonkHillRd42 entitled ‘Proposed Rear Extension’ deposited 3

September 2015 and email of clarification dated 26 October 2015, complies with the provision for ‘permitted development’ by virtue of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 27 October 2015

Authorised by: Peter Barnett Date: 27 October 2015