Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1487/17 Recommendation – REFUSE

Site: 256 Old Shoreham Road
Southwick

Proposal: Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 4m from rear wall of the original dwelling, maximum height 000m and maximum height of eaves 2.7m.

Date of site visit: N/A

Neighbours checked: None notified

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application was received on 29.09.17 and an email was sent to the agent to inform him that the proposal was not permitted development and therefore could not be subject to the Prior Approval application scheme.

This is because there was an original rear projection on the dwelling which had been removed but, under current case law as interpreted by this Council's legal section, has to be taken into consideration as a 'side elevation' even though it has been removed. This means that, as the proposal partly joins onto this original side elevation and is more than twice the width of the original dwelling, it is not permitted development and therefore requires planning permission.

In addition the agent left the proposed overall height of the extension blank at Q4 on the application form and therefore, it is not possible to consult neighbours. He has not responded to a request for this information.

Relevant site history

None

Consultations

None

Representations

N/A

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18
Worthing Core Strategy (WBC 2011): 16

National Planning Policy Framework (CLG 2012)

Planning Assessment

The application is recommended for refusal on the grounds that the proposal is not permitted development and the agent has not provided sufficient information on the application form.

Recommendation

REFUSE

1. **The proposed single-storey rear extension as shown on the submitted 1:1250 site location plan received 29th September 2017 does not meet the criteria of Part 1, Class A.1(j)(iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore this proposal cannot be dealt with under the Prior Approval Scheme. This is because it is also proposed to remove the projection on the rear elevation which was part of the original dwelling and which formed a side elevation and, irrespective of any demolition, the extension would have been joined onto this original side wall and would have been more than half the width of the original dwelling and is therefore not permitted development. The proposed extension would be out of keeping with the existing dwelling by reason of its excessive scale in terms of height and depth.**
2. **The agent has not provided adequate information on the application form as Q4(b) has not been completed with regards to the maximum height of the proposed extension.**

Case Officer: Dawn Ayres Date: 10th October 2017

Authorised by: Peter Barnett Date: 10 October 2017