Development Management - Delegated Officer Report

Application Number: AWDM/1145/15 **Recommendation – Approve**

Site: **7 Thatch Court, The Street, Lancing**

Proposal: **Application for Lawful Development Certificate for proposed single-storey rear extension.**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is an end of terrace dwelling in Thatch Court, The Street, a small L-shaped development of houses which front a green. The application is seeking a Certificate of Lawfulness for a single storey rear extension to measure 3.5 metres in height with a pitched roof, 3 metres in depth and 5.1 metres in width.

Relevant site history

AWDM/0108/14 – Single storey rear extension – refused and appeal dismissed

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey rear extension falls under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015. The provisions of Class A which are relevant to this case are as follows:

a) the house has not been granted permission to be used as a house by virtue of Class M, N, P or Q
b) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%
c) the extension will not exceed the highest part of the dwelling

d) the height of the eaves will not exceed the eaves of the existing dwelling
e) the extension does not extend beyond a wall which fronts a highway
f) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height
g) N/A
h) the extension would not have more than one storey
i) the extension is within 2m of the boundary but the eaves height will not exceed 3m (eaves height is 2.2m)
j) the extension is not at the side of the dwelling
k) none of these provisions apply

Conditions:

The external materials will match the existing house.

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed ground floor rear extension constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015

First Schedule

Single storey rear extension as shown on drawing numbers cam10/13/1 Pages 1-6

Second Schedule

7 Thatch Court, The Street, Lancing

Informative: This Certificate has been granted for the single storey rear extension only and does not include the rear dormer windows

Is recommendation contrary to any representations? N/A

Case Officer signed: P Barnett Date: 4 September 2015

Authorised and signed by: Gary Peck Date: 4 September 2015