Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1507/13

Site: **36 Berriedale Drive, Sompting, Lancing West Sussex, BN15 0LE**

Proposal: **Application for lawful development certificate for proposed single-storey rear extension**

Date of site visit:

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi detached hip roofed bungalow on the east side of Berriedale Drive. The application is seeking a Certificate of Lawfulness for a single storey flat roofed (with false pitch) rear extension to measure 3.3 metres in height, 2.9 metres in depth and 8.9 metres in width. An existing flat roofed attached store structure and lean-to at the rear is to be removed.

Relevant site history

None

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) (Amendment) (No.2) (England) Order 2008. The provisions of Class A which are relevant to this case are as follows:

(a) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway

(e) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is not at the side of the dwelling

(i) none of these provisions apply – steps are proposed down to the garden at a height of 0.4m above the ground level but these are not of adequate depth to constitute a veranda or platform.

Conditions:

(a) The rendered walls 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 are ‘permitted development’ under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Single storey rear extension as shown on drawing number A363-13-01 Rev L2 received 2 December 2013

Second Schedule

36 Berriedale Drive, Sompting

Is recommendation contrary to any representations? N/A

Case Officer signed: P Barnett Date: 20 January 2014

Authorised and signed by: Gary Peck Date: 20 January 2014