Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/0482/12

Site: **15 Hammy Lane Shoreham-By-Sea**

Proposal: **Application for Certificate of Lawfulness for a single storey rear extension**

Proposal, Site and Surroundings

The application property is a detached bungalow in a residential street of Shoreham. The building has been extended off the rear wall by a small flat roof extension. The roof has roof lights in it.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

- A single storey false pitched roof rear extension to measure 3.2 metres in height, 9 metres in length, and 4 metres in depth

- Insertion of roof light in south elevation of existing roof slope

(The existing rear extension is to be demolished.)

Relevant Legislation

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

Assessment

The application building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. Not less than half the garden area (excluding the original house) would be built on. No part of the development would exceed the height of the highest part of the existing roof. No part of the eaves of the development would exceed the height of the eaves of existing roof. No part of the development would extend beyond a wall which fronts a highway and forms the principal elevation of the main house. The development would not extend beyond the original rear wall by more than 4

metres. The development would not exceed 4 metres in height. The height of the eaves would not exceed 3 metres within 2 metres of the boundary. The materials used in any exterior work shall be of a similar appearance to that of the main house.

The roof light in the side roof slope would not protrude more than 150mm beyond the plane of the slope of original roof. It would not be higher than the highest part of the original roof. It is to be obscure glazed and positioned more than 1.7 metres above the floor of the room in which the window is installed.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawing titled *Rear Extension & Alterations @ 15 Hammy Lane, Shoreham* dated and valid 12-04-2012, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes A and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (as Amended in 2008).

Case Officer signed:	Matthew Porter	Date: 19-04-2012
Authorised and signed by:	Jo Morin	Date: 21.04.12