Development Management– Delegated Officer Report

Application Number: AWDM/1792/16 Recommendation – APPROVE

Site: 78 Gardner Road, Southwick Brighton

Proposal: Householder application for permitted development for prior approval for single-storey rear extension to rear of property measuring 4 m from rear wall of the original dwelling, maximum height 2.985m and height of eaves of extension 2.75m.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property consists of an end of terrace two storey dwelling in a street of similar dwellings in Southwick. There is an existing lean to at the rear of the building which would be removed, this would have formed an original part of the building and are common features on many of the properties in the locality. Originally formal planning consent was sought here in August 2016 for an extension full width of the dwelling, 2.8 metres high and 4 metres in depth. The plans showed the proposal to be attached to an extension at the adjacent dwelling, no. 80. This extension has not been built and works have not commenced however it was shown on the plans as being a permitted prior approval for a 4 metre deep extension.

The applicant was advised that as this adjacent extension had not been constructed this current proposal could not be shown as being attached to it. Also the depth of the proposed extension at this site, no. 78 at 4 metres could not be supported in the light of there being no extension adjacent. An assessment would have to be made in the light of the current situation and a 4 metre deep extension built up to the boundary with an attached dwelling would have a detrimental impact with regards to loss of light and over bearing impact. Development Control Standard No. 3 states that such extensions can only be supported up to 3.5 metres in depth.

Amended plans were received for a 3.5 metres deep extension and this could be supported and consent was granted under AWDM/1068/16.

This current application is a householder application for prior approval. The proposal has been assessed against whether it meets the requirements of the Town and Country Planning (General Permitted Development)(England) Order 1995 (As Amended).

The proposal is for a single storey flat roof extension measuring 4 metres deep with a maximum height of 2.985 metres with eaves 2.75 metres high. It is the full width of the rear elevation of the dwelling.

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A (enlargement, improvement or any other alteration to a dwelling house).

Relevant Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15.
National Planning Policy Framework (CLG 2012).

Representations: -

None received.

Assessment

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

Under Class A.1(e) of the GPDO 2013 amendment a single storey rear extension extending up to 6 metres from the rear elevation of a terrace property can be constructed under the property's permitted development rights. This is however providing that the height of the proposed does not exceed 4 metres, the conditions set out within Class A.4 are met and the remainder of the requirements set out within Class A are met. The proposed extension would extend 4 metres from the rear elevation of the original dwelling house and incorporate a maximum height of 2.985 metres and would therefore meet the requirements of Class A.1(e).

The requirements of Class A.4 have been met and no letters of representation have been received from neighbouring occupiers following the notification letters sent out by the Council.

The proposed extension would not extend beyond the eaves line of the original dwelling house and the addition along with previous extensions would not exceed 50% of the total curtilage of the site. The extension would be within 2 metres of the site boundaries yet the height of the eaves would not exceed 3 metres. The proposal would not appear to include the provision of a raised platform, microwave antenna or any chimney or flue on the basis of the limited information received. The proposed extension would therefore meet the other requirements set out within Class A and can be constructed under the property's permitted development rights without the benefit of planning permission.

Recommendation

Prior approval is not required.

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

Case Officer: Hannah Barker Date: 3rd January 2017

Authorised by: Date: