Development Management - Delegated Officer Report

Application Number:
AWDM/0478/13

Recommendation – Issue Certificate

Site: **149 Greenways Crescent, Shoreham**

Proposal: **Application for Certificate of Lawfulness for proposed detached garage**

Date of site visit: 30 April 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a two storey semi detached house located at the head of a cul-de-sac set back from main street frontage at the north east corner of the crescent. The cul-de-sac comprises of similar semi detached two storey houses but the main street comprises mainly of semi-detached bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for a proposed detached garage that would be sited towards the rear of the house. The proposed garage would measure approximately 10.3 metres by 3.5 metre in width and would have a flat roof measuring 2.5 metres in height and would be used for parking the owners own vehicles.

Relevant site history
No relevant history.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed garage would meet the relevant criteria of Class E, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

E (a) The proposed building would be a garage incidental to the enjoyment of the dwellinghouse;

(b) N/A

E.1 (a) The total area covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage;

(b) The garage would not be on land forward of a wall forming the principal elevation of the original dwelling house;

(c) The garage would be single storey;

(d) The garage would be within 2 metres of the boundary but its height would not exceed 2.5 metres;

(e) The height of the eaves would not exceed 2.5 metres;

(f) The building would not be within the curtilage of a listed building;

(g) It would not include any verandas, balconies or raised platforms;

(h) N/A

(i) N/A

E.2 N/A

E.3 The site is not within a conservation area

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on drawing number 12/110/01 deposited 18 April 2013, drawing number 12/110/02 entitled 'Site Location Plan' deposited 18 April 2013, and drawing number 12/110/03 entitled Block Plan' complies with the provision for 'permitted development' by virtue of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

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

Case Officer: Rebekah Smith Date: 10 June 2013

Authorised by: Peter Barnett Date: 11 June 2013