

Recommendation Report for Prior Notification for Householder Extension

REF NO: AW/110/20/PDH

LOCATION: 95 The Fairway
Aldwick Bay Estate
Bognor Regis
PO21 4EW

PROPOSAL: Notification under extended permitted development rights for a single storey rear conservatory measuring 6.4m from beyond the rear wall of the original dwelling house, with maximum height of 3.17m and eaves height of 2.3m.

SITE AND SURROUNDINGS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

OBJECTION

1 The proposed development does not fall under the relevant regulations for the following reasons:

- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -
- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height

The dwelling is situated within article 2(3) land as it falls within a Conservation Area. As such it does not comply with criteria (g).