

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** AW/224/15/CLP**LOCATION:** 68 Aldwick Fields
Aldwick**PROPOSAL:** Lawful development certificate for proposed re-cladding to upper walls & new rear facing opening for folding doors.**DESCRIPTION OF APPLICATION**

Proposed white cedar cladding to first floor walls of house and new rear facing double doors at ground floor.

DESCRIPTION OF SITE AND SURROUNDINGS

Two storey detached house with half hipped roof and white render to upper floors. Driveway to front and attached garage to side. The area is formed of detached properties of this type and is residential suburban.

RELEVANT SITE HISTORY

AW/132/87	Lounge and garage extensions	ApproveConditionally 15-06-1987
AW/108/92	Bedroom dormer extension to existing first floor and garage extension	ApproveConditionally 09-09-1992
AW/10/99/	Change to roof design to existing planning approval AW/108/92	ApproveConditionally 09-03-1999
AW/264/04/	First floor extension.	ApproveConditionally 21-12-2004
AW/177/12/	Retrospective application for replacement fencing to the rear garden and erection of fencing to the front side boundaries.	ApproveConditionally 20-09-2012
AW/307/13/	First floor side extension above garage	ApproveConditionally 17-01-2014

None relevant.

REPRESENTATIONS**Representations received:**

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

Comments on Consultation responses:

LEGISLATIVE BACKGROUND

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against 2 criteria contained within The Town and Country Planning (General Permitted Development)(England) Order 2015, Part 1.

- Class A, which pertains to the enlargement, improvement, or other alterations to a dwellinghouse.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

CONCLUSIONS

The Arun District Council hereby certify that on the 15th October 2015 the proposed development described in the Second Schedule to this certificate and edged black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The Town and Country (General Permitted Development) Order 2015 under Schedule 2, Part 1, Class A prescribes the degree of works in relation to the enlargement, improvement or other alteration of a dwellinghouse that can be undertaken without the need to apply for planning permission. The development the subject of this application will therefore be assessed against the criteria contained within this part of the order.

Class A, A.1 (b) states that development would not be permitted if the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage. The proposed development in this application would not exceed this limitation.

Class A, A.1 (c) requires the part of the dwellinghouse enlarged, improved or altered to not exceed the height of the highest part of the roof of the existing dwellinghouse. The proposed development in this application does not exceed this limitation.

Class A, A.1 (d) requires the height of the eaves of the part of the dwellinghouse enlarged, improved or altered to not exceed the height of the eaves of the existing dwellinghouse. The proposed development in this application does not conflict with this limitation.

Class A, A.1 (e) (i) & (ii) prevents the enlargement of the dwellinghouse beyond a wall which front a highway and forms either the principle of side elevation of the original dwellinghouse. The proposed development is not in conflict with these limitations.

Class A, A.1 (f) (i) & (ii) states that the enlarged part of the dwellinghouse must not extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of a semi-detached dwelling or exceed 4 metres in height. The proposed cladding and doors would not exceed this limitation.

(Class A, A.1 (g) is not relevant to this application)

Class A, A.1 (i) requires that should the enlarged part of the dwellinghouse be within 2m of the boundary of the curtilage of the dwellinghouse it's eaves should not exceed 3m. The proposed development in this application does not conflict with this limitation.

Sections (j), (k) and A.2 do not apply to this consent.

There is no evidence of PD being removed from the site.

White cedar cladding and the style of the doors would match existing have been proposed which would match the materials of the existing house in line with condition A.3.(a).

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 15th October 2015 the proposed development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The property known as 68 Aldwick Fields, Aldwick is a two-storey detached house. The proposed cladding is to be to the first floor walls and the doors on the rear elevation. Therefore, the proposed development would benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development)(England) Order 2015.

FIRST SCHEDULE

The application is for cladding to the upper floors of the house doors at ground floor to rear elevation as detailed on the submitted drawings:

Site Plan- 1/500 Rev C

Scale- 1/50 Rev D

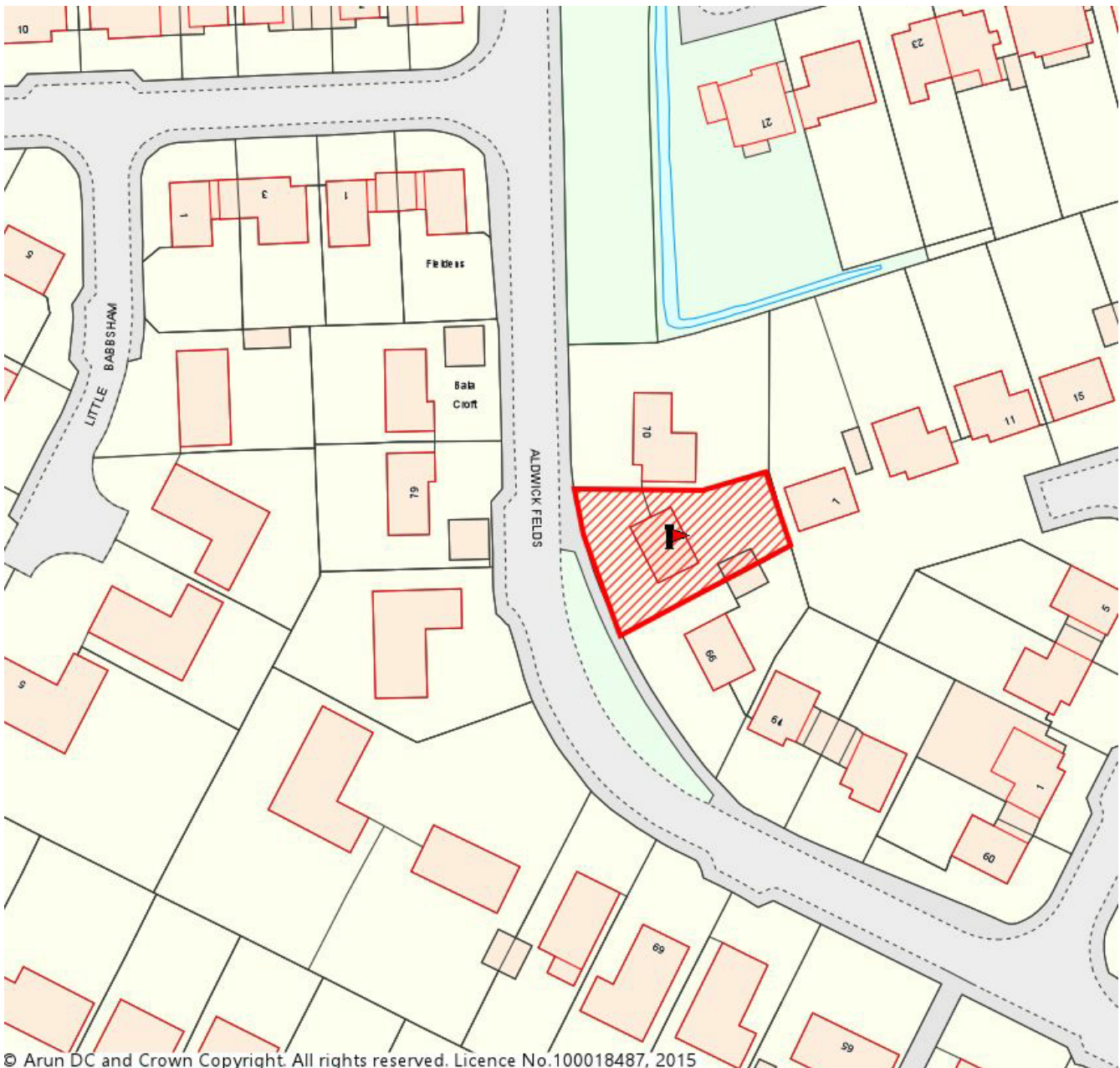
Scale- 1/100 Rev F

SECOND SCHEDULE

68 Aldwick Fields, Aldwick PO21 3TH

EXTENT OF USE

The proposed cladding is to be to the first floor walls of all elevations and the doors on the rear elevation.



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