

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: A/75/12/CLP

LOCATION: Cross Riggs
The Thatchway
Angmering

PROPOSAL: Application for a Lawful Development Certificate for a proposed rear extension 4m deep and 3.6m high.

SITE AND SURROUNDINGS

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 criteria contained within The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, 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.

Site and Surrounding

The site is occupied by a large detached two-storey dwelling. There is an existing conservatory on the rear north-eastern elevation that will be demolished and replaced.

Description of Application

The proposed conservatory measures approximately 8.85 metres in width by 3.5 metres in depth. Roof height would be approximately 2.60 metres above ground level at eaves level with a roof lantern and features raising the highest point to 3.5 metres.

COMMENTS ON PLANNING HISTORY None.

SUMMARY OF REPRESENTATIONS RECEIVED None.

None.

OFFICER'S COMMENTS ON REPS

SUMMARY OF CONSULTATION RE None.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Planning Solicitor

Consultations responses received:

Comments on Consultation responses:

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED

- 1 The Arun District Council hereby certify that on the 11th of September the use hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposed extension accords with the parameters set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Article 3 Part 1 Class A and, as such, does not require planning permission.

- 2 **FIRST SCHEDULE**

The development measures approximately 8.85 metres in width by 3.5 metres in depth, within the maximum permitted amount of 4 metres. Eaves height/flat roof surface will be at approximately 2.6 metres and within threshold for eaves height of 3 metres whilst the apex of the lantern roof light at approximately 3.5 metres, within the maximum roof height allowance of 4 metres.

The extension will be for domestic use, associated with Cross Riggs, The Thatchway, Angmering,

- 3 Cross Riggs, The Thatchway, Angmering, BN16 4HJ
- 4 The development involves a single-storey extension to the rear of the original dwelling