

**BR/129/12/CLP**

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

**REF NO:** BR/129/12/CLP

**LOCATION:** Carstan  
Westloats Lane  
Bognor Regis

**PROPOSAL:** Application for certificate of lawfulness for a proposed use as a rear single storey extension

**DESCRIPTION OF APPLICATION**

The application seeks a Certificate of Proposed Lawfulness for a single storey rear extension.

**DESCRIPTION OF SITE AND SURROUNDINGS**

The property is a two storey semi-detached, modern dwelling constructed from brick with a pitch, tiled roof. The surrounding area is predominantly residential and comprises two storey semi-detached modern dwellings. Bognor Regis Youth and Community Centre is located to the southwest.

**RELEVANT SITE HISTORY**

|             |                                        |                                     |
|-------------|----------------------------------------|-------------------------------------|
| BR/27/04/   | 2 Storey extension                     | Refused<br>05-03-2004               |
| BR/236/54   | Outline application for house and shop | Approve Conditionally<br>21-12-1954 |
| BR/236/54/A | Pair semi detached house               | Approve<br>20-12-1955               |
| BR/236/54/B | Revised drainage for pair cottages     | Permit'd Devel                      |

**REPRESENTATIONS**

**Representations received:**

N/A

**Comments on Representations received:**

N/A

**CONSULTATIONS**

**Consultations responses received:**

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**PP NOT REQUIRED**

The Arun District Council hereby certify that on 30 May 2012 the development described in the First Schedule to this certificate in respect of the land specified 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 development as proposed falls under Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) Order 2008 in that it relates to the enlargement, improvement or other alteration of a dwellinghouse.

Section (e) the enlarged part of the dwellinghouse would have a single storey and would not extend beyond the rear wall of the original semi-detached dwellinghouse by more than 3 metres; and would not exceed 4 metres in height.

Section (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres.

The proposed extension is deemed to be 'Permitted Development' and, as such, does not require planning permission.

**FIRST SCHEDULE**

The development proposed is for a single storey rear extension to be sited on the rear (northwest) elevation of the semi-detached dwellinghouse, as detailed in the plans submitted with the application.

**SECOND SCHEDULE**

Carstan, Westloats Lane, Bognor Regis, PO21 5JZ.

**EXTENT OF USE**

The rear single storey extension measures 5 metres in width, 3 metres in depth, 3.25 metres in height with an eaves height of 2.3 metres.

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