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

REF NO: **EP/139/11/CLP**

LOCATION: 40 North Lane
East Preston

PROPOSAL: Application for a Certificate of Lawfulness for propsed single storey side and rear ground floor extensions. Roof conversion, including a rear dormer.

DESCRIPTION OF APPLICATION

N/A

DESCRIPTION OF SITE AND SURROUNDINGS

Approximately 380 square metres.

RELEVANT SITE HISTORY

EP/113/11/CLP	Application for a Lawful Development Certificate for a proposed development for a single storey side & rear ground floor extension, roof conversion including a rear dormer	PP Required 09-11-2011

N/A

REPRESENTATIONS

Representations received:

N/A

Comments on Representations received:

The site is occupied by a semi-detached two-storey dwelling. There is a detached garage and outbuildings towards the northern edge of the site.

CONSULTATIONS

Consultations responses received:

Within Built-Up Area. Residential. No special designations.

Comments on Consultation responses:

LEGISLATIVE BACKGROUND

As above. The proposed side extension measures approximately 5.4 metres in length by 3 metres in width. The proposed rear extension measures approximately 6.4 metres in width by 3 metres in depth. The side extension would be a flat roof structure standing 2.4 metres in height. The rear extension would be approximately 2.4 metres at eaves height and 3.65 metres at ridge height.

The proposed roof extension will convert the existing hipped roof end to a sussex hip. A flat roof dormer measuring 5.9 metres in width by 2.58 metres in depth and 2.16 metre in height will be added to the rear roof slope.

Two roof lights would be installed within the front roof slope.

CONCLUSIONS

Designation applicable to site:
Within Built-Up Area

RECOMMENDATION

PP NOT REQUIRED

REASONS FOR REFUSAL OR INFORMATIVE(S)

1 The Arun District Council hereby certify that on the 16th December 2011 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 extensions accord with the parameters set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Article 3 Part 1 and, as such, do not require planning permission.

2 The proposal involves single-storey extensions to the side and rear of the dwelling, the enlargement of the roof, provision of a flat roof dormer to the rear roof slope and of two roof lights on the front roof slope.

3 The proposed side extension measures approximately 5.4 metres in length by 3 metres in width. It will measure approximately 2.4 metres in height.

The proposed rear extension measures approximately 6.4 metres in width by 3 metres in depth and is approximately 2.4 metres at eaves height and 3.65 metres at ridge height.

The proposed roof extension will convert the existing hipped roof end to a sussex hip. The eaves of the existing roof will not be extended and the roof ridge height will remain the same.

The flat roof dormer measures approximately 5.9 metres in width by 2.58 metres in depth and 2.16 metre in height will be added to the rear roof slope.

The increase in volume of the roof created by its extension and provision of the rear dormer will not exceed 50 cubic metres.

Two roof lights would be installed within the front roof slope. They will project no more than 150mm from the plane of the roof slope.

4 40 North Lane, East Preston, West Sussex, BN16 1HW