

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

REF NO: FG/119/14/CLP

LOCATION: 46 Langbury Lane
Ferring

PROPOSAL: Application for certificate of lawfulness for a proposed single storey rear extension.

DESCRIPTION OF APPLICATION

The proposed extension measures 4 metres in depth by 3.656 metres in width. Height to roof eaves is 2.5 metres whilst height to the roof ridge is 4 metres.

DESCRIPTION OF SITE AND SURROUNDINGS

The site is occupied by a detached bungalow dwelling which has painted render elevation walls and a tiled, hipped roof. The site is located within the built-up area on a road bordered by mixed residential development.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

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) (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.

CONCLUSIONS

The proposal is for a single storey extension to the rear of a detached dwelling. The Town and Country Planning (General Permitted Development)(Amendment)(No. 2)(England) Order 2008 Article 3 Part 1 Class A.1 (a) states that the the cumulative amount of ground covered by any extensions should not exceed 50% of the total area of the curtilage (not including the original dwelling house). Following measurement of the site area it has been ascertained that the footprint of the proposed extension will occupy under 50% of the area of the curtilage.

Class A.1 (b) informs that extensions must not exceed the height of the existing dwelling. The ridge height of the roof of the proposed extension will be set below that of the existing dwelling roof, in accordance with this criterion.

Class A.1 (c) states that the eaves height of the extension must not exceed those of the dwelling. The eaves height of the proposed extension matches that of the existing roof and the works therefore conform with this requirement.

Class A.1 (d) stipulates that the extension should not project beyond any wall that fronts a highway and forms a principle or side elevation of the dwelling. The proposed extension will be made to the rear of the dwelling and, therefore satisfies this requirement.

Class A.1 (e)(i) and (ii) assert that an extension to a detached dwelling (such as the proposal) should not project more than 4 metres from the rear wall of the original dwelling. The proposed extension will project 4 metres from the rear of the dwelling and, therefore, does not exceed the threshold. This criterion also sets the maximum height of a single-storey extension as 4 metres. The ridge height of the proposed extension will be 4 metres above ground level and is therefore acceptable.

Class A.1 (f) is not applicable as it relates to extensions of more than one storey only. The proposal is for a single-storey extension.

Class A.1 (g) maintains that an extension within 2 metres of any site boundary should have an eaves height of no greater than 3 metres. The proposed extension will be within 2 metres of the western site boundary. At 2.5 metres, the eaves height of the proposal is within this parameter.

Conditions to any Permitted Development are imposed under Class A.3. Only criterion (a) is applicable to this application. This condition requires external materials used for any extension to be similar to those of the existing dwelling. It is stated on the plans accompanying the application that matching materials will be used in the construction of the extension.

It has been demonstrated above that the proposed extension falls within 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, planning permission is not required as the extension qualifies as Permitted Development.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on the 10th of August 2014 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, would be lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:-

The proposed extension and formation of a ground floor window opening accord with the criteria 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, do not require planning permission.

FIRST SCHEDULE

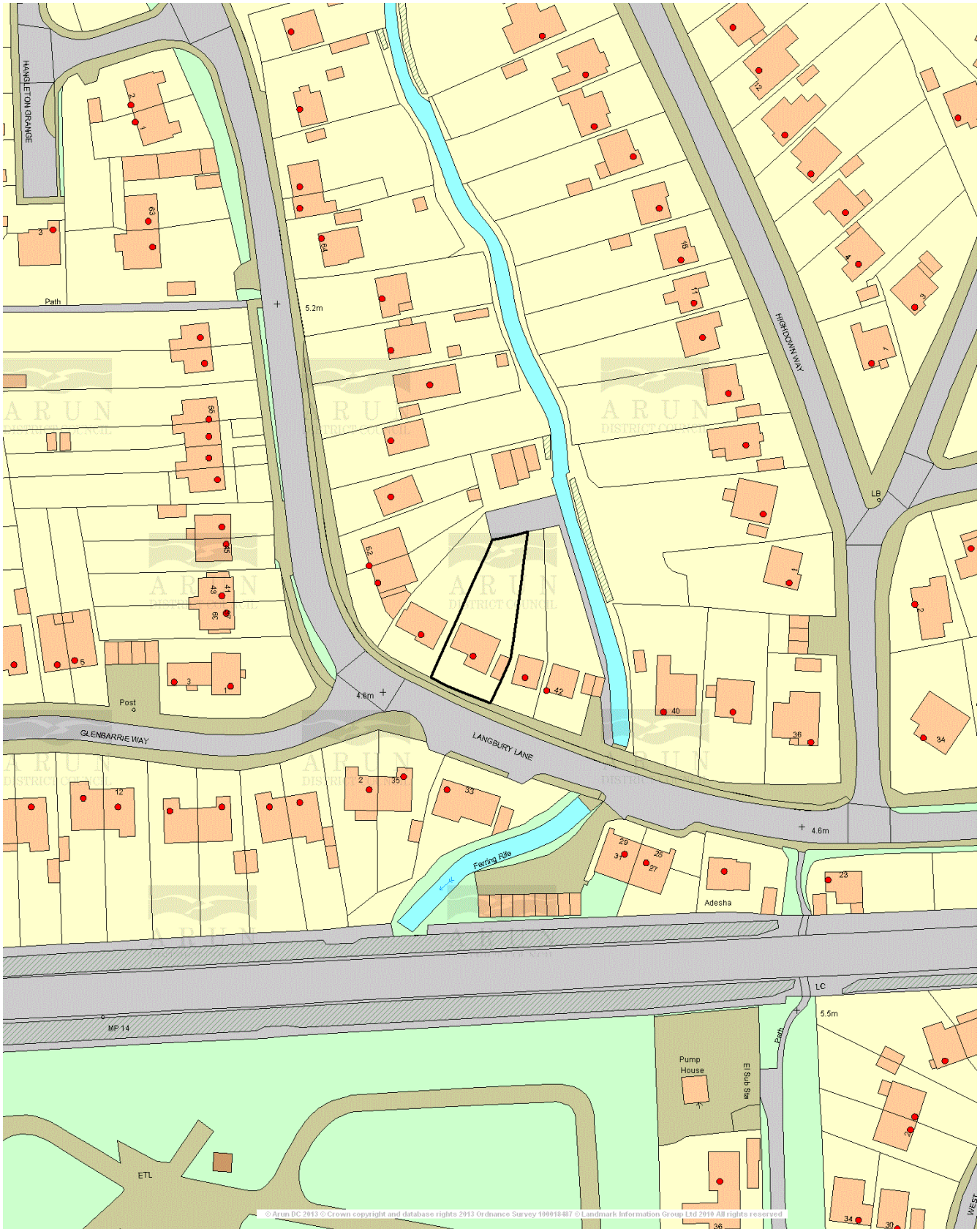
The extension measures 4 metres in depth by 3.656 metres in width. Height to roof eaves is 2.5 metres whilst height to the roof ridge is 4 metres.

SECOND SCHEDULE

46 Langbury Lane, Ferring, West Sussex, BN12 6PX

EXTENT OF USE

Single-storey rear extension.



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