

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT REPORT

REF NO: FG/14/10/CLP

LOCATION: 18 The Poplars
Ferring

PROPOSAL: Application for a Certificate of Lawfulness for a single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 7.5 metres in width by 4 metres in depth and 2.7 metres in height.
SITE AREA	Approximately 121 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	N/A
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling which has painted render elevation walls and a tiled gable roof. There is a single storey flat roof porch to the side and an attached single-storey gable roof extension attached to this and to the neighbouring property.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by small, semi-detached bungalow dwellings arranged around a central green area.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The purpose of the application is to determine whether it is deemed as Permitted Development. The decision would be based on facts rather than against Development Plan policies and would be assessed against the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

It is noted that the property is linked to the neighbouring building by way of a former out building which has been connected to the main dwelling by way of a flat roof porch. The meaning of 'detached house' is not defined within the General Permitted Development Order, however, it is considered that the property is 'linked' rather than 'attached' to the neighbouring property and, therefore, should be regarded as a detached dwelling for the purpose of the submitted application.

The proposed extension would be measured against the criteria of Class A of the General Permitted Development Order. The proposed extension would not occupy more than 50% of the total curtilage area of the site (not including the original dwelling), would not be positioned on a principle or side elevation, the overall height and eaves height would not be greater than that of the existing dwelling and would not be mounted on a principle or side elevation of the dwelling. The proposed extension would reach 4 metres back from the rear wall of the original dwelling, this is equal to the maximum permitted projection. It would be positioned within 2 metres of parts of the site boundary, however its height of approximately 2.7 metres is below the maximum permitted of 3 metres for a single-storey extension within 2 metres of a site boundary.

The proposal therefore satisfies relevant criteria within Class A of the General Permitted Development Order and, as such, would not require Planning Permission to be undertaken.

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED

- 1 The Arun District Council hereby certify that on the 29th January 2010 the development 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(s)
- 2 'The development' concerned is for a single storey extension to the rear of the existing dwelling.
- 3 The proposal is for an extension measuring 4 metres in depth by 7.5 metres in width and

2.7 metres in height.

- 4 18 The Poplars, Ferring. West Sussex, BN12 5QL