

Recommendation Report for Prior Notification for Householder Extension

REF NO: FG/199/21/PDH

LOCATION: 44a Ocean Drive
Ferring
BN12 5QP

PROPOSAL: Notification under extended permitted development rights for a single storey flat roof extension measuring 5m from beyond the rear wall of the original dwelling house, with maximum height of 4m and eaves height of 3m.

SITE AND SURROUNDINGS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

OBJECTION

- 1 The local planning authority may refuse an application where, in the opinion of the authority;
 - (a) the proposed development does not comply with, the conditions, limitations or restrictions applicable to development permitted by Class A.

The proposed development does not fall under the relevant regulations for the following reasons:

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming the side elevation of the original dwellinghouse and would ;
 - (i) exceed 4 metres in height
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse.

The proposed extension forms both a side and rear extension, and at 6.4m has a width greater than that of the original dwellinghouse contrary to Class A (j) (iii).