

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

REF NO: FP/112/12/CLP

LOCATION: 61 Downview Road
Felpham

PROPOSAL: Application for Certificate of Lawfulness for a Proposed Use - Two storey rear extension.

SITE AND SURROUNDINGS

Legislative Background

Principle

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 development 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.

Site and Surrounding

Detached two storey property with single storey extension on rear which is to be demolished, detached garage on south side boundary. The property has white painted brickwork, red tile hanging on upper level, red tiled roof with white window frames. Property is sited within a residential road where there are a mixture of detached properties of various styles and designs.

Description of Application

The application seeks to demolish the rear single storey extension and construct a two storey rear extension.

COMMENTS ON PLANNING HISTORY

SUMMARY OF REPS RECEIVED N/A.

OFFICER'S COMMENTS ON REPS N/A.

SUMMARY OF CONSULTATION RE N/A.

RELEVANT SITE HISTORY

BR/31/52 Detached house

Approve Conditionally

01-04-1952

N/A.

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

Comments on Consultation responses:

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED