

Y/4/12/CLE

Recommendation Report for Lawful Development Certificate for an Existing Use or Operation or Activity including those in breach of a planning condition.

REF NO: Y/4/12/CLE

LOCATION: Saltram
Bilsham Road
Yapton

PROPOSAL: Application for Lawful Development Certificate for an existing use of integral garage conversion to provide sleeping & bathing for disabled family member

DESCRIPTION OF APPLICATION

Predominantly flat

DESCRIPTION OF SITE AND SURROUNDINGS

RELEVANT SITE HISTORY

None of any significance affected by the proposed development.

REPRESENTATIONS

Representations received:

The front (eastern) boundary of the site is open to the road. The northern boundary consists of a thick hedge circa 1.8 metres high separating the dwelling from the property next door. The southern boundary is also marked by thick evergreen hedging.

Comments on Representations received:

The site contains a two storey demi-detached dwelling with rendered elevations and a tiled hipped roof.

CONSULTATIONS

Consultations responses received:

The site is located on a residential road of predominantly two storey dwellings of various style.

Comments on Consultation responses:

LEGISLATIVE BACKGROUND

Application for certificate of lawfulness for the conversion of an integral garage to provide sleeping and bathing facilities for a disabled family member.

CONCLUSIONS

RECOMMENDATION

APPROVE

REASONS FOR REFUSAL OR INFORMATIVE(S)

- 1 The Arun District Council hereby certify that on the 16th February 2012 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 conversion of the garage to ancillary accommodation is permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended)

- 2 Conversion of a garage to provide sleeping accommodation and ensuite bathroom, with alterations to the front elevation of the property to replace the garage doors with fenestration.
The said building is to be used by a disabled relative and live-in carer and this would be ancillary to the use of the host dwelling. The individual concerned is currently living at the property is confirmed as per the applicants email to the Council Officer on March 6th 2012.
- 3 The proposal is for conversion of an existing garage measuring 3.5m x 4.5m
- 4 Saltram, Bilsham Road, Yapton, BN18 0JB