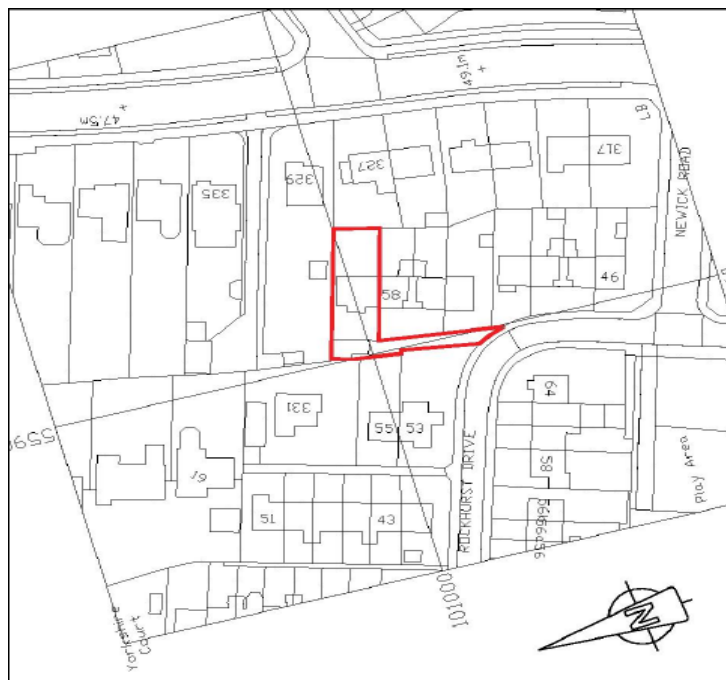


App.No: 200037 (LDP)	Decision Due Date: 13 March 2020	Ward: Ratton
Officer: Clare Tume	Site visit date: 20.01.2020	Type: LD Certificate (proposed)
Site Notice(s) Expiry date:		
Neighbour Con Expiry:		
Press Notice(s):		
Over 8/13 week reason:		
Location: 60 Avard Crescent, Eastbourne		
Proposal: Proposed rear extension		
Applicant: Mr & Mrs Adlam		
Recommendation: full suite conditions should be added here		
Reasons for recommendation: Issue the Certificate		

Contact Officer(s): **Name:** Clare Tume
Post title: Customer Advisor
E-mail: clare.tume@lewes-eastbourne.gov.uk
Telephone number: 01323 415180



SITE LOCATION Scale 1/1250

1 Executive Summary

- 1.1 This application is reported to planning committee as the applicant is a staff member.
- 1.2 The application proposes a single storey rear extension under the Lawful Development Certificate mechanism.
- 1.3 This mechanism allows for home owners to build extension and adapt and alter their dwellings within defined parameters without the need for planning permission.
- 1.4 The submission has been assessed against the defined parameters and it has been established that it complies.
- 1.5 In circumstances where the development complies with the defined parameters then the Council have to issue an approval notice.

2 Relevant Planning Policies

- 2.1 None are relevant given that this is a lawful development certificate application and as such does not fall to be considered against national and local policies.

3 Site Description

- 3.1 Application property relates to an end of terrace dwelling on the northern side of Avarad Crescent where it merges into Rockhurst Drive.

4 Relevant Planning History

- 4.1 EB/1991/0533
Attached garage and front porch.
Granted, subject to conditions.
1992-03-10

000319
Erection of a two-storey extension at side.
Planning Permission
Approved conditionally
15/09/2000

160184
Conversion of porch into a level access bathroom including raising the height of the roof.
Approved conditionally
17/03/2016

940316
Erection of a detached garage at the front.
Planning Permission
Approved conditionally

01/06/1994

5 Proposed development

5.1 Lawful development certificate for single storey rear extension. 1.5m depth 6, wide and 4m to the top of the mono-pitched roof.

6 Consultations

6.1 N/A given the nature of the application.

7 Neighbour Representations

7.1 N/A given the nature of the application.

8 Appraisal

8.1 Given the nature of the application there are no planning considerations that are applicatiabile.

8.2 Development complies with the tollerances set out in the National Legislation.

9 Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation

10.1 Issue the certificate.

11 Appeal

11.1 Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.