

<u>No:</u>	BH2023/03013	<u>Ward:</u>	Hangleton & Knoll Ward
<u>App Type:</u>	Prior Approval Extension		
<u>Address:</u>	54 Fallowfield Crescent Hove BN3 7NQ		
<u>Proposal:</u>	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 2.49m, and for which the height of the eaves would be 2.20m.		
<u>Officer:</u>	Alice Johnson, tel: 296568	<u>Valid Date:</u>	23.11.2023
<u>Con Area:</u>		<u>Expiry Date:</u>	04.01.2024
<u>Listed Building Grade:</u>			
<u>Agent:</u>	Mr Ben Eneke 14A Riverbank Shoreham-by-Sea BN43 5YH		
<u>Applicant:</u>	Mr Adam Waller 13 Graham Avenue Brighton BN18HA United Kingdom		

RECOMMENDATION

Prior Approval is **NOT REQUIRED** for the proposed development.

1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions in the interests of the protection of neighbouring amenity.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Block Plan	FA010		23 November 2023
Proposed Drawing	FA002		6 December 2023
Proposed Drawing	FA004		6 December 2023
Proposed Drawing	FA005		6 December 2023

2 This written notice does not confirm whether planning permission is required for the proposed development. In order to seek confirmation that planning permission is not required, you are advised to apply for a Lawful Development Certificate.

The applicant is advised to refer to the Town and Country Planning (General Permitted Development) Order 2015 to ensure that the proposed development conforms to all relevant restrictions.

3 The applicant should be aware that the site may be in a radon affected area. If the probability of exceeding the Action level is 3% or more in England and Wales, basic preventative measures are required in new houses, extensions, conversions and refurbishments (BRE2011). Radon protection requirements should be agreed with

Building Control. More information on radon levels is available at <https://www.ukradon.org/information/ukmaps>

4 With the exception of applications for LDC's, for which Form 1 is required, CIL Form 5 should be submitted for all other applications for 'general consent', including Prior Approvals and Permitted Development to determine any liability for CIL. The Commencement notice Form 6 needs to be submitted PRIOR to the commencement of any works. Further information, details and CIL forms are available on the Planning Portal, government and Council websites.

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises of a semi-detached bungalow on the north side of Fallowfield Crescent.

The site is not in a Conservation Area and there is no Article 4 Direction on the site.

The application seeks prior approval under the Town and Country Planning (General Permitted Development) Order 2015 for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 2.49m, and for which the height of the eaves would be 2.20m.

The revised drawings clarify the proposal matches that on the application form.

RELEVANT HISTORY

None relevant

REPRESENTATIONS

None received

CONSIDERATIONS & ASSESSMENT

The application seeks confirmation as to whether prior approval is required and if so whether it is approved or refused.

This application seeks prior approval for the proposed development; therefore, as no objections have been received from adjoining neighbours or owners, this assessment is based on whether the proposal conforms to the requirements of the amended legislation.

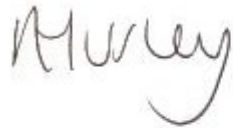
The information submitted addresses the requirements set out in A.4 (2)(a). The Local Planning Authority has notified owners or occupiers of any adjoining premises about the proposed development by serving on them a notice in compliance with the requirements of A.4 (5).

No objections have been received from owners or occupiers of any adjoining premises. Prior Approval is therefore not required.

EQUALITIES

None identified

I have considered and agree with the reasoning in this report that Prior Approval will not be required for the proposed development.

A handwritten signature in black ink that reads "Hurley". The letters are cursive and connected.

Nicola Hurley
Interim Head of Planning
City Development and Regeneration

Signature of Reviewing Officer: Chris Swain
Dated: 02.01.2024