Development Control – Delegated Officer Report

Application Number: ADC/0104/10 **Recommendation – Issue Certificate**

Site: **327 Brighton Road Lancing West Sussex BN15 8JR**

Proposal: **Proposed raising of rear hip to gable, side dormer and front porch (Application for Certificate of Lawfulness)**

The Application

The site comprises of a detached bungalow on the north side of Brighton Road Lancing. Although Brighton Road is characterised by a variety of styles and types of dwellings the site forms part of a row of four matching bungalows, modest in scale. A previous full planning application was withdrawn in March 2010 following advice from officers that the application could not be supported due to its impact on the character and appearance of the existing bungalow and street scene, (ADC/0037/10.) This application sought permission to convert the loft and extend the roof of the bungalow with front and rear part hipped gables. Also proposed was a hipped roof dormer on the western side and a front porch. The front porch was proposed with a hipped roof.

The current application shows a proposed rear hip to gable, hipped roof dormer to the western side and flat roof front porch. The application is to determine whether a full planning application is required for the proposed extensions to the existing bungalow.

The side dormer has a maximum width of 3 metres, maximum height of 3.6 metres and maximum depth of 2.6 metres. The hip to gable will increase the depth of the ridge by 4.4 metres, a rear Juliette bungalow is proposed. The roof extensions will provide a master bedroom and en suite. As existing to the front there is a porch canopy. The proposed porch will extend forward of this in a half hexagon shape with a flat roof 2.6 metres high, with a maximum width of 3 metres and depth of 1.2 metres.

The only matter for consideration in this current application is whether planning permission is required in this case. The planning merits of the proposal are not for consideration in this case.

Consultations and Representations

Third Parties: - No third party representations have been received.

Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Schedule 2 Part 1 Development within the curtilage of a dwellinghouse.

Class B:- The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class D: - The erection or construction of a porch outside any external door of a dwellinghouse.

Planning Assessment

The proposed porch and roof extensions are clearly 'development' as defined by section 55 of the Town and Country Planning Act 1990. The side dormer and rear gable extension constitute enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Class B.) The porch extension constitutes the erection or construction of a porch (Class D.)

The relevant Classes B and D of Part 1 Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargement. It contains a number of limitations:-

Class B

(a) The proposed dormer and gable extension do not exceed the highest part of the existing roof of the bungalow.
(b) The roof extension are to the side and rear and do not extend beyond a roof plane forming the principal elevation of the original dwelling and facing the highway.
(c) The cubic content of the resulting roof space is 40.99 cubic metres and is therefore within the maximum of the permitted 50 cubic metres.
(d) The proposal does not include the alteration of a soil or vent pipe or addition of a veranda, raised platform or balcony.
(e) The dwellinghouse is not within the Conservation Area.

It also contains conditions: -

(a) The external materials shall match existing.
(b) The edge of the dormer extension will not be less than 20com from the eaves of the original roof.
(c) The side windows on the dormer will be fitted with obscured glazing and will be non-openable with the exception of high level fan lights.

Class D

(a) The ground area of the porch (measured externally) does not exceed 3 square metres.
(b) No part of the porch is more than 3 metres above ground level.
(c) No part of the porch will be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: - Raising of rear hip to gable, side dormer and front porch (Application for Proposed Certificate of Lawfulness.) Drawing no. 327BR/02.LD received 13th April 2010.

Land at: - 327 Brighton Road, Lancing, West Sussex, BN15 8JR

Reason: - The proposed building works fall with the definition of 'development' as defined by section 55 of the Act.

The dormer and rear gable extensions constitute enlargement of a dwellinghouse consisting of an addition or alterations to its roof (Class B).

The porch extension constitutes the erection or construction of a porch outside any external door of a dwellinghouse. (Class D).

They comply with the provisions of the relevant Classes B and D Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer.... [redacted] .....Date...29/4/10 [redacted] 30/4