Development Management - Delegated Officer Report

Application Number: AWDM/0373/25 Recommendation – APPROVE

Site: 88 Overhill, Southwick, BN42 4WJ

Proposal: Application for a Lawful Development Certificate for a proposed rooms in roof consisting of dormer extension to rear of property and extension of ridge line to form part gable.

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow on a corner site at the junction with Overhill to the west, and Downsway to the north. The pair are on triangular shaped plots, on rising land, with the front higher than the rear. No. 88 is on higher ground than its neighbour to the south no.86

The semis have front and rear outriggers, and both have rear single storey extensions. No. 88 has an 'L' shaped rear extension that follows the contours of the rear elevation i.e. across the rebated section, and around the rear outrigger. The extension has a flat roof and the rear elevation is glazed across the whole. There is a door out of the extension to the side and steps leading down from the door to the ground.

The application site has a set of solar panels on its south west elevation

The properties in the near area are generally detached or semi-detached bungalows, with two storey dwellings located to the south in Cromleigh Way.

The site is not a Listed Building or within a Conservation Area.

Relevant Planning History:

AWDM/0374/25 Proposed single storey extension to rear of property. **Current**

Proposal:

A Certificate of Lawfulness is sought for proposed extension to the roof in order to provide rooms in the roof consisting of a hip to part gable roof extension, and a rear false pitch dormer.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

Class B – additions etc. to the roof of a dwellinghouse

Permitted Development

B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Development not permitted

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q.

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: The roof extension will continue the existing ridge of the roof across, therefore the height of the roof extension would not exceed the highest part of the existing roof.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Analysis: The roof extension will not extend beyond the plane of the existing front roofslope which is the principal elevation etc.

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: A submitted plan clearly shows the cubic capacity of each separate measurement for the roof. The total additional cubic capacity created to the roofspace will be 32.126mm^3 The 50 m^3 allowance is thereby not exceeded.

(e) it would consist of or include:-
i) the construction or provision of a verandah, balcony or raised platform, or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: None of the above are shown on the plans.

(f) the dwellinghouse is on article 2(3) land

Analysis: The dwelling house is not on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or

Analysis: The dwellinghouse has not been created by virtue of Part 20.

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Analysis: The above does not apply.

B.2 Development is permitted subject to the following conditions:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: The submitted plans are notated and say that the external materials will be of similar appearance to the existing.

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: The proposal complies with the above. A plan is notated to confirm that a minimum distance of 200mm will exist from the eaves to the edge of the roof enlargement.

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-

i) obscure glazed and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: There are no new windows shown to be included within the side elevations of the dormer or hip to the gable end.

Recommendation

Issue a Certificate of Lawfulness as the proposal is permitted development by Class B within Schedule 2 Part 1 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Case Officer:	Eve Hearsey	Date: 23.05.2025
Authorised by:	Peter Barnett	Date: 23 May 2025