Expires 3/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0248/08 **Recommendation – Permit Application**

Site: **1 Arnside Close Sompting Lancing West Sussex**

Proposal: **Rear dormer (application for certificate of lawfulness)**

The Application

The application site is a semi-detached bungalow located on the west side of Arnside Close. The property has two rear extensions and has recently demolished its southern side extension.

A Certificate of Lawfulness is sought for a proposed rear dormer. The dormer will sit centrally within the roof plane and will be 5 metres in width, 2 metres in height and 2.75 metres in depth.

Relevant Planning Policies and Guidance

Town and Country Planning (General Permitted Development) Order 1995. 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.

Development Not Permitted

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

a) any part of the dwellinghouse would, as a result, exceed the height of the highest part of the existing roof;

b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;

c) it would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;

d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse-

(i) in the case of a terrace house by more than 50 cubic metres or 10%, whichever is the greater

(ii) in any other case, by more than 70 cubic metres or 15%, whichever is greater;

e) the dwellinghouse is on article 1(5) land.

Planning Assessment

The proposed dormer will be located on the rear elevation, not fronting a highway, of a detached house located outside of article 1(5) land and will not exceed the height of the current building.
The initial plans submitted were found to be inaccurate in that the 1:100 and 1:50 dimensions did not correlate. Additionally, the 1:100 plans showed the total volume of extensions to exceed 70 cubic metres. This was relayed to the agent and amended plans MK/01/B have been received correcting these errors.

The dimensions of the dormer (5m x 2m x 2.75m) create a volume of 13.75 cubic metres, well below the 50 cubic metre threshold for detached houses as outlined by section c. The rear conservatory (2.3m x 3.8m x 2.75m) has a volume of 24 cubic metres whilst the lounge extension (4.1m x 2.75m x 2.7m) has a volume of 30.4 cubic metres. The total volume of all additions to 1 Arnside Close would thus be that of the dormer, conservatory and lounge extension, 68.2 cubic metres. This proposal would thus constitute permitted development under Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Recommendation

Issue Certificate of Lawfulness for proposed development

Reason

The proposal as shown on drawing number MK/01/B constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer:.....

Date: 24/6/06.