Expiry Date – 15/1, EOT to 31/1

Development Control – Delegated Officer Report

Application Number: AWDM/1782/19 Recommendation – Issue

Site: Monteith, 24 West Lane, Lancing

Proposal: Lawful Development Certificate for proposed hip to gable roof extension and 2no. dormers to west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to a semi detached bungalow on the west side of West Lane just south of Globe primary school and at the junction with Craven Court, a new cul de sac of houses.

The property has a single storey rear extension. Its neighbouring semi has a raised gable and similar rear roof extension.

The property is not in a conservation area and is not listed.

Relevant site history

The original house pre-dates planning records.

1-6 Craven Court - ADC/334/06 granted planning permission demolish 22,24,26 West Lane and redevelop with a chalet bungalow, terrace of 3 houses to front and 6 semi detached houses to rear. Whilst a bungalow and 6 houses have been built, the part of the site relating to no.22 and 24 were not implemented.

22 West Lane - AWDM/0275/13 - Application for a Lawful Development Certificate for a proposed hip to gable roof extension and enlarged rear dormer granted

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
Permitted Development

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

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

a) The dwellinghouse has been granted only by virtue of Class M, 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 height of the enlargement does not exceed the height of 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 dwelling house and fronts a highway;

Analysis: The roof extension does not project beyond the plane of an existing roof slope which forms the principal elevation of the dwelling house and fronts a highway (notwithstanding the position of the front door on the side wall);

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-

ii) 50 cubic metres

Analysis: The cubic content of the enlargement does not exceed 50 cubic metres - it has been calculated at 44.78 cubic metres.

(e) it would consist of or include the roof extension does not include:-
i) a verandah, balcony or raised platform or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: The development does not include any elements in i) or ii) above

(f) the dwellinghouse is not on article 2(3) land

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

B.2 Development is permitted subject to:-

(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: It is noted that the materials are tiles to match those of the existing dwelling and felt.

(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 eave, 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 eaves of the original roof are maintained and the edge of the dormers closest to the eaves of the original roof is not less than 0.2m from the eaves and the dormer does not extend beyond the outside face of any external wall of the original dwellinghouse.

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: No side window is shown.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

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

Case Officer: MOK Date: 23/1/20

Authorised by: Peter Barnett Date: 23 January 2020