Development Management - Delegated Officer Report

Application Number:
AWDM/1743/15

Recommendation – Issue Certificate

Site: **104 Old Shoreham Road, Shoreham-By-Sea**

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer and front roof lights**

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a terraced house with a single storey rear extension.

A Certificate of Lawfulness is sought for a proposed rear dormer extension and 2 rooflight window to the front roof slope. The flat roofed dormer extension would measure 5.7 metres in width, 2.2 metres in height and 3.4 metres in depth approximately (cubic volume 21 cubic metres approximately).

Matching materials are proposed. A soil vent pipe is to be extended at the rear, but will continue to sit below the ridge.

Relevant site history

SU/138/02 – Single storey rear extension

Consultations
None relevant

Representations
None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

Therefore the relevant test is whether the proposed extensions and alterations meet the relevant criteria of Classes B, C and G of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension would not exceed the highest part of the existing roof;

(c) the roof extension would be to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace would not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension does not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe (other than that permitted under Class G);

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

B.2 (a) the materials used in any exterior work would be of similar appearance to those used in the construction of the exterior of the existing house;

(b) the dormer extension would be set back at least 0.2 metres from the outside edge of the eaves and would not extend beyond the outside face of any original external wall;

(c)no side windows are proposed.

C.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) the rooflight window would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment (other than that permitted under Class G).

C.2 No side windows are proposed.

G.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P or Q;
(b) the height of the chimney, flue or soil and vent pipe would not exceed the highest part of the roof by 1 metre or more; or
(c) the dwellinghouse is not on article 2(3) land

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the unnumbered drawing titled 'Proposed Details @ 104 Old Shoreham Road' and the location and block plan (both received 3 December 2015) complies with the provision for 'permitted development' by virtue of Classes B, C and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 14 December 2015

Authorised by: Gary Peck Date: 15 December 2015