Expiry Date - 08/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1573/23 Recommendation – APPROVE

Site: 112 Downland Avenue Southwick West Sussex BN42 4RY

Proposal: Hip to Gable Loft Conversion with Full Width Rear Dormer.

Date of site visit: 20/12/2023

Neighbours consulted: N

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Downlands Avenue, Southwick. The site comprises a semi-detached bungalow with a conservatory to the rear. The plot is able to comfortably host the existing dwelling with parking to the front and a shared driveway to the north. To the rear of the property there is a narrow full width conservatory, within the garden there is an existing shed. The garden to the rear has a depth of approximately 14.75m at its deepest.

The character of Downlands Avenue is relatively uniform with pairs of bungalows. A number of the bungalows along the road have undergone a number of alterations including roof conversions, some of which having hip to gable conversions the nearest of which being the neighbour to the west No.110. Due to the size of the plots there are a number of rear extensions to the properties which are full width and / or over 3m in depth.

Proposal

A Lawful Development Certificate for the conversion of the roof space to introduce a large bedroom with walk-in wardrobe and an ensuite. To facilitate that there is proposed to be a hip to gable conversion and the introduction of a rear dormer to be full width.

To the principle elevation there would be the hip to gable extension increasing the width by 3.25m which would be visible from within the street scene with two roof lights also visible to the front. To the rear there would be the box dormer with a depth of 3.3m and a width of 8.5m. Within the rear elevation of the dormer is proposed to be two sets of windows

Relevant Planning History:

AWDM/1572/23 - Proposed Single Storey Flat Roof Rear Extension – pending consideration

Consultations: N/A

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Representations: N/A

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 alteration to its roof.

Development not permitted

B.1 Development not permitted by class B if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use);

Analysis: Not applicable

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

Analysis: No part of the proposal will result in works above the highest part of the roof.

(c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Analysis: No works would extend beyond the plane of the roof slope on the principal elevation.

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

Analysis: The cubic meterage would not exceed 50m3.

(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 apply.

(f) The dwellinghouse is on article 2(3) land;

Analysis: N/A.

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

Analysis: N/A

(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: N/A

B.2 Development is permitted by Class B subject to the following conditions –

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

(b) the enlargement must be constructed so that –

(i) other than in the case of a hip to gable enlargement or an enlargement whih 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 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse 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.

Class C – other alterations to the roof of a dwellinghouse.

Permitted Development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development not permitted by class C if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: Not applicable

(b)the alteration would 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;

Analysis: The velux widows do not protrude further than that permitted.

(c)it would result in the highest part of the alteration being higher than the highest part of the original roof;

Analysis: All alterations have been hosted within the existing roof space.

(d)it would consist of or include—

(i)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;

Analysis: Not applicable

e)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: Not applicable

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

(a) Obscure glazed, and

(b) 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.

The velux windows are considered to be compliant with this Class of the General Permitted Development Order.

Conclusion

The application has been considered under Classes B and C of Schedule 1 Part 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is considered that the development would be compliant with the aforementioned Classes.

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 Council is satisfied that the extensions and alterations as described would have constituted 'permitted development' under the provisions of Class' B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order (as amended) at the time the works were carried out.

Case Officer: Finlay Gardner Date: 26/02/2024

Authorised by: Louise Prew Date: 26/02/2024