Expiry Date - 01/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1045/11

Recommendation – Approve Application

Site: **7 Fowey Close Shoreham-By-Sea West Sussex BN43 5HE**

Proposal: **Application for a Lawful Development Certificate for a proposed extension of the roof from a hip to gable and rear dormers**

The Application

The application relates to a semi detached hipped roof bungalow within a cul-de-sac of similar properties on Shoreham Beach.

The application is seeking a Certificate of Lawfulness for a proposed extension of the roof from a hip to gable with two rear dormers. The gable extension will extend by 4 metres. The rear dormers are both flat roof. The larger of the two is 5.8 metres wide, 2.2 metres high and 2.9 metres in depth. The smaller dormer is 2.8 metres wide, 2.2 metres high and 2.9 metres in depth.

Also shown on the plans is a flat roof front dormer. This requires planning permission and is to be determined under application reference AWDM/1048/11.

Consultations and Representations

Third Parties: - There is no neighbour notification for an application seeking a Certificate of Lawfulness.

Relevant Planning Policies and Guidance

Not applicable.

Planning Assessment

The roof extensions fall under Class B of Part 1 of the Town and County Planning (General Permitted Development) (amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of class B which are relevant to this case are as follows:

(a) no part of the extension will exceed to highest part of the roof
(b) no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
(c) The volume of the extensions does not exceed 50 cubic metres

(d) No verandas or balconies, etc are proposed and no pipes or chimneys are proposed, other than a Juliet balcony which is permitted development
(e) The bungalow is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- The edge of the dormers will be more than 20cm from the eaves
- Any side window shall be obscure glazed and non-opening, except those parts of the window which are more than 1.7m above the floor of the room in which the windows are installed

Recommendation

(A) The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed roof extensions and rooflight constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Extension to the roof from a hip to gable and rear dormers.

Second schedule

7 Fowey Close Shoreham-By-Sea

Case Officer Hannah Barker Date 9/1/12

PB 9/1/12