Development Management - Delegated Officer Report

Application Number: **AWDM/0053/12**

Recommendation – Issue Certificate

Site: **Che Bar 6 Adur Road, Shoreham by Sea**

Proposal: **Certificate of Lawfulness for proposed dormer window extension to rear roof slope**

Date of site visit: 19 January 2012

Neighbours checked: n/a

Proposal
The applicant has requested a Certificate of Lawfulness for proposed alterations to the roof.

The roof alterations include the construction of a dormer extension to the rear roof slope. The dormer window would measure 11.1 metres in width, 2.7 metres in height and 2.8 metres in depth.

The applicant has confirmed the use of matching materials.

Relevant site history
SU/54/60 - Outline permission granted for bungalow in 1960
SU/230/645 - Permission granted for a bungalow in 1964
Permitted development rights were not removed.

Consultations
None relevant

Representations
None

Relevant Planning Policies
None relevant

Planning Assessment
The relevant test for such an application is whether the applicant has proven that the proposals are permitted development and so the application has been assessed against the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 which came into force on 1 October 2008.

The applicant has provided drawings showing the proposed alterations to support the claim that the development is permitted development and has confirmed the use of matching materials.

The house enjoys the benefit of permitted development rights and so the relevant class of Part 1 of the Order, against which the application should be

assessed, is Class B which relates to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

It is considered that the proposed dormer window enlargement would be permitted development under Class B for the following reasons:

(a) The alterations would not exceed the height of the existing roof (B1a)
(b) The alterations would not extend beyond the roof plane of the principal elevation (B1b)
(c) The cubic volume of the additions do not exceed 50 cubic metres (B1c)
(d) There are no verandas balconies, raised platforms, chimneys, flue soil or vent pipes proposed B1(d)
(e) The site is not within a conservation area (B1 (e)
(f) Matching materials are proposed (B2a)
(g) The edge of the dormer enlargement closest to the eaves would not be less than 20cm from the eaves of the original roof (B2b)

In conclusion, it has been demonstrated that the proposed roof alterations would be permitted development not requiring a planning application.

Recommendation
Issue Certificate of Lawful Development for the proposed dormer extension

The proposed development shown on the submitted drawing No. CH452/001, CH452/002 Rev. A, CH452/003 Rev. A, CH452/004 Rev. A, CH452/005 Rev. A, CH452/006 deposited 19 January 2012, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (As Amended in 2008).

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

Case Officer: Rebekah Smith Date: 1 March 2012

Authorised by: Jo Morin Date: 1 March 2012