Expiry Date - 29/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0601/25 **Recommendation – APPROVE**

Site: **16 Devonport Road Worthing West Sussex BN11 2SN**

Proposal: **Application for a Lawful Development Certificate for Existing roof lights to south and west elevations.**

Site visit: N

Proposal, Site and Surroundings

The application site relates to a semi-detached bungalow on the western side of Devonport Road. The area comprises bungalows and forms a residential borough of Worthing. The site is not in a conservation area nor is the building listed.

The application is to confirm the existence of the roof lights to the side and rear. It is suggested that the works for the loft conversion were carried out approximately 29 years ago (in 1996). The materials used match those throughout the wider area and the host dwelling.

The following evidence has been provided by the applicant in support of the application:

- Drawings of the internal floor layouts and the elevations
- Completed planning application form

Relevant Planning History:
None

Planning Assessment
The relevant consideration is a matter of fact and degree whether the evidence submitted in support of the application demonstrates on the balance of probability that the rooflights have existed for 4 or more years and are therefore exempt from enforcement action.

There is limited evidence submitted as part of the application. However, it is clear using google earth and the historical aerial imagery that roof lights have been in situ since in 2001 (the earliest imagery available).

<u>Recommendation</u>

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

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On the basis of the available evidence the Local Planning Authority is satisfied that on the balance of probability the installation of the velux windows as illustrated on the submitted plans have existed for more than 4 years and as such has achieved immunity from enforcement and are lawful in planning terms.

Case Officer: Finlay Gardner Date: 22/07/2025

Authorised by: Louise Prew Date: 22/07/2025