Development Control – Delegated Officer Report

Application Number: AWDM/0267/14 **Recommendation – Issue Certificate**

Site: **Application for a Lawful Development Certificate for a proposed rear hip to gable roof extension and juliet balcony**

Proposal: **30 Overhill, Southwick, Brighton West Sussex, BN42 4WN**

Date of site visit: 26 March 2014

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This is an application for a Certificate of Lawfulness where the planning merits of the development cannot be taken into account. Permission is sought to extend the hipped roof at the rear to form a gable end with Juliet balcony. Rooflights are proposed to the front and side roofslopes.

Relevant site history

None

Consultations

None

Representations

Not applicable

Relevant Planning Policies

Not applicable

Assessment

The roof extension falls to be considered under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The provisions of Class B which are relevant to this case are as follows:

(a) No part of the extension will exceed the highest part of the roof.
(b) The extension is not being constructed on the roofslope which forms the principal elevation and fronts a highway

(c) The cubic content of the extension is approximately 19 cubic metres, below the 50 cubic metres permitted for a detached dwelling such as this.
(d) No veranda, balcony or platform is proposed, nor any flue, etc – a Juliet balcony is not a balcony for the purposes of this criterion
(e) The dwelling is not on Article 1(5) land

B.2 (a) The agent has confirmed that the roof tiles will be similar in appearance to the existing

The rooflights fall to be considered under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The provisions of Class C which are relevant to this case are as follows:

(a) the rooflights would not protrude more than 150mm beyond the plane of the roofslope
(b) The rooflights would not exceed the highest part of the roof
(c) No chimney, etc or solar panels are proposed

C2 The agent has confirmed that the side rooflights shall be obscure glazed and non opening below 1.7m above the floor of the room in which they are to be installed

Recommendation

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 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed roof extension and rooflights as shown on drawing nos. 02 and 04 received 10 March 2014 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Classes B and C of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Hip to gable roof extension with Juliet balcony at rear and rooflights.

Second Schedule

30 Overhill, Southwick

Case Officer: Peter Barnett Date: 28 March 2014

Authorised by: Gary Peck Date: 28 March 2014