Development Control – Delegated Officer Report

Application Number: AWDM/0247/13 **Recommendation – Issue Certificate**

Site: **Lawful Development Certificate for proposed hip to gable roof extensions and rear dormer.**

Proposal: **25 Riverside Road**
Shoreham-By-Sea
West Sussex
BN43 5RB

Date of site visit: Visited previously in connection with AWDM/0302/12

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 form gable ends on either side of the roof, with a rear dormer measuring 8.2m wide, 2m high and 2.7m deep. The combined volume of this work is 47 cubic metres.

Relevant site history

AWDM/0302/12 - Proposed rooms in roof including raising and extension of roof to form gable ends (with front and rear dormers) plus increase in height and width of front projection. **Application refused and appeal dismissed**.

Consultations

None

Representations

Not applicable

Relevant Planning Policies

Not applicable

Assessment

The roof extensions fall to be considered under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The provisions of Class B which are relevant to this case are as follows:

(a) No part of the extensions will exceed the highest part of the roof.
(b) The extensions are not being constructed on the roofslope which forms the principal elevation and fronts a highway
(c) The cubic content of the extensions is approximately 47 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
(e) The dwelling is not on Article 1(5) land

B.2 (a) The agent has confirmed that materials will be similar in appearance to the existing dwelling
(b) The dormers will be set back more than 20cm from the roof eaves
(c) No side windows are proposed

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 extensions as shown on drawing no. 12/717/04 received 27 February 2013 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class B 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 extensions and rear dormer.

Second Schedule

25 Riverside Road, Shoreham-by-Sea

Case Officer: Peter Barnett Date: 11 March 2013

Authorised by: Gary Peck Date: 11 March 2013