Development Control – Delegated Officer Report

Application Number: ADC/0409/10 Recommendation – APPROVE

Site: **228 Upper Shoreham Road,**
Shoreham-by-Sea BN43 6BG

Proposal: **Application for certificate of lawfulness for proposed loft conversion (with part-hipped side gable, rear dormer and front rooflights)**

The Application

The property is a semi-detached house situated on the north side of the road, opposite the hospital.

This application is to determine whether a planning application is required for the proposed addition of a side gable (with part hip), rear dormer and front rooflights

The house was built in 1934 and there is no record of any application other than a Building Notice for alterations in 1997 (SU/110/97/BN).

Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The proposed works constitute 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof' under Class B of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008). The rooflights constitute 'Any other alteration to the roof of a dwellinghouse' under Class C. The Order confers permission (termed 'permitted development') for such works but it contains some limitations:-

Under Class B:-

(a) Must not exceed highest part of existing roof of the dwelling – the proposals meet this requirement.
(b) Must not extend beyond roof plane of a principal elevation facing a highway – the proposals meet this requirement.
(c) Cubic content of resulting roofspace must not exceed the cubic content of the original roof space of the house by more than 50 cubic metres – the proposed side gable has a volume of 20 cubic metres and the rear dormer 24 cubic metres, making 44 cubic metres in total.
(d) N/A (as it does not include a veranda, balcony or raised platform, or chimney, flue or vent pipe)
(e) N/A (as it is not in a Conservation Area)

Additionally, the requirements of the conditions are met, namely:-

i) Materials of similar appearance.

ii) The dormer is more than 20cm from the eaves.
iii) The side window is obscure-glazed with an opening section over 1.7m above floor level.

Under Class C, the rooflights must not exceed 150mm above the roof plane. This appears to be met.

In conclusion, the proposals are 'permitted development' and, therefore, do not require an application for planning permission.

Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: Proposed loft conversion (with part-hipped side gable, rear dormer and front rooflights).

Land at: 228 Upper Shoreham Road, Shoreham-by-Sea, shown outlined in red on the plan

Reason:- The proposals fall within the definition of 'development' as defined by section 55 of the Act but the side gable and rear dormer constitute 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof' under Class B of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008). The rooflights constitute 'Any other alteration to the roof of a dwellinghouse' under Class C provided they do not exceed 150mm above the roof plane. Consequently, an application for planning permission is not required.

Case Officer: Keith Morgan Date: December 2010