Development Management - Delegated Officer Report

Application Number: AWDM/0853/12 **Recommendation – Approve**

Site: **72 The Drive, Shoreham-by-Sea**

Proposal: **Application for a Lawful Development Certificate for proposed hip to gable roof extension on east side and dormer to south side, plus rooflights to north side**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the corner of The Drive and Downside. The dwelling has a two storey projection on its north side, with a lower roof ridge to the main house. Its front door is on the north side facing Downside and this is considered to be the principal elevation. There is a flat-roofed detached garage on the north side of the property. Due to the different ground levels, the rear garden of the property steps up and is at a higher level than the ground floor.

The application is seeking a Certificate of Lawfulness to construct a hip-to-gable roof extension on the east side/rear roofslope and to construct a flat-roofed dormer on the southern roofslope of the extended roof. Two rooflights are proposed on the north side.

Relevant site history

Planning permission was granted for a two storey rear extension earlier in the year (AWDM/0644/12).

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

The roof extensions fall under Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). 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) no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
(c) The volume of the extensions does not exceed 50 cubic metres (calculated as 24 cubic metres).
(d) No verandas or balconies, etc are proposed and no pipes or chimneys are proposed
(e) The dwelling is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- The edge of the dormer will be more than 20cm from the eaves
- The gable end window on the east side is to be obscure glazed and fixed shut below 1.7m above the internal floor level.

The rooflights fall within Class C. They will not protrude more than 150mm beyond the plane of the roof and they will not be higher than the highest part of the roof. They are on the front of the house, as the north side is considered to be the principal elevation, and can therefore be clear glazed and openable.

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

The proposed roof extensions and rooflights constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Hip to gable roof extension on east side, dormer to south side and rooflights to north side

Second Schedule

72 The Drive, Shoreham-by-Sea

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

Case Officer: Peter Barnett Date: 26 July 2012

Authorised by: P Devonport Date: 3.8.12