Development Control – Delegated Officer Report

Application Number: AWDM/0191/22 Recommendation – PERMITTED

Site: 122 Cokeham Lane, Sompting, BN15 9SG

Proposal: Application for Certificate of Lawfulness for a proposed loft conversion with rooflights to front and rear

Site visit: N/A ~ Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Site and Surroundings:

The application site is located on the west side of Cokeham Lane, and is a detached bungalow with a large 'L' shaped, flat roof rear extension across the full width of the bungalow and the section to the mutual boundary with no. 124 Cokeham Lane being approx. 7.5m deep; there is also detached outbuildings close to the mutual boundary with no. 120 Cokeham Lane.

The street comprises a mix of detached and semi-detached dwellings, in bungalow and two storey form. Many of the properties have been extended, and some have rooflights, for example no. 124.

The site is not within a Conservation Area and is not a Listed Building.

Proposal

A Certificate of Lawfulness is sought for a proposed loft conversion, together with the installation of 3no. rooflights to the front roofslope and 3no. rooflights to the rear roofslope.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

Class C – other alterations to the roof of a dwellinghouse

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

(b) The alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: The agent's email dated 17.03.2022 confirms that the proposed rooflights will not protrude more than 150mm above the plane of the roof slope.

(c) It would result in the highest part of the alteration being higher than the highest part of the original roof;

Analysis: The rooflights etc., will not be higher than the highest part of the original roof.

(d) It would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: The development does not show any of the above elements.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roofslope forming a side elevation of the dwellinghouse must be— (a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Analysis: There is no rooflight within the side elevation, only on the front and rear roofslopes.

Recommendation

Issue a Certificate of Lawfulness as the proposal is development permitted by Class C within Schedule 2 Part 1 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Case Officer: Eve Hearsey Date: 17.03.2022

Authorised by: Peter Barnett Date: 17 March 2022