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Development Control – Delegated Officer Report

Application Number: ADC/0143/09 Recommendation - Permit

Site: **35 The Marlinespike Shoreham-by-Sea West Sussex BN43 5RD**

Proposal: **Proposed alteration of the hipped rear end of the roof to a gable and conversion of** existing garage/car port covered **½ space into a habitable room (application for certificate of lawfulness)**

The Application

The application relates to the western half of a pair of link-detached bungalows located on the south side of The Marlinspike, within the built-up area of Shoreham.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether planning permission is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008.

The bungalow is a ridged roof building, with front gable and a rear hip, and east and west side dormers. The bungalow is attached to its neighbour by a flat roof garage, and a covered lean-to to the rear. The existing east side dormer is 3.2m wide, by 1.64m high, by 2.53m deep, and the west side dormer is 5.59m wide, by 2.53m deep, by 1.64m in height. Their volume totals 18.2 cubic metres.

The proposals would consist of a hip to gable roof extension at the rear of the bungalow. The hip gable dimensions would be: an extended ridge length of 4.84m, and apex height of 3.42m with a gable width of 9.7m. Additionally the rear covered area would be formalised with a new roof to create a dining room, with dummy pitch roof above. The garage would also have a dummy pitched roof at the front.

Relevant Planning Legislation

Town and County Planning (General Permitted Development) (Amendment)(No.2) Order 2008 Schedule 2 Part 1. 'Development within the Curtilage of a dwelling house.'

Class A. The enlargement, improvement or other alteration of a dwellinghouse.

Class B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Planning Assessment

The proposed hip to gable roof extension would be toward the southern side of the house towards the rear garden and not the principal elevation of the dwellinghouse which fronts the highway. The added volume of the hip to gable extension would be 26.8 cubic metres.

There would be three roof lights proposed in the roof slope, (two on the eastern side and one on the west) all of which would located 1.7m above the level of the internal floor area, which as a result means they can be clear glazed and openable.

The dummy pitched roof elements of the dining room and garage would have their volume taken as part of Class B.

The dummy pitch would tie into the roof at an angle and can be calculated in two parts, the vertical section above the garage/dining room, and the angle section which ties into the main roof. The angled section is calculated at a volume of 0.2 cubic metres, with the larger section above the garage/dining room doors being 1.9 cubic metres each.

The total volume of the hip to gable roof, two dummy pitch roofs and existing dormers is calculated to be 49.2 cubic metres, the permitted development rights for extensions to the roof allow extensions to add up to 50 cubic metres.

The formalised dining room to the rear of the garage would be no larger than the existing room, it would not be wider that half the width of the house, and would not extend beyond the rear elevation of the house, and is not more than 4m in height, and therefore conforms to the provisions of Class A.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Classes A and B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008)

Case Officer: [redacted] Date: 26/5/09 [redacted]