Development Management – Delegated Officer Report

Application Number: AWDM/1423/25 Recommendation – APPROVE

Site: 39 Barfield Park, Lancing, West Sussex

Proposal: Application for a Lawful Development Certificate for Proposed rooms in roof consisting of rear hip to gable, side dormers and front and side roof lights.

Site visit: Y

Proposal, Site and Surroundings

Detached bungalow within a street of similar properties. Work is currently underway with rooms in the roof, hip to gable to rear, side dormers and rooflights.

The property is not a Listed building or within a Conservation Area.

A Certificate of Lawfulness is sought for a proposed loft conversion with hip to gable to rear, side dormers and roof lights.

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

Permitted Development

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

Development not permitted

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

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

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: The height of the enlargement does not exceed the height of the highest part of the existing roof.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: the roof extension including the side dormers and hip to gable extension does not project beyond the plane of an existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

(d) the cubic content of the resulting roofspace would exceed the cubic

content of the original roof by more than:-

i) 40 cubic metres in the case of a terrace house, or

ii) 50 cubic metres in any other case.

Analysis: The cubic content of the enlargement does not exceed 50 cubic metres. The submitted statement sets out that this is the case and the plan shows the volume to be 48.84m3.

(e) it would consist of or include:-

i) a verandah, balcony or raised platform or

ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: The development does not include a verandah, balcony, raised platform, or changes to the chimney but does include a soil and vent pipe. This will be covered under Class G (see below) the supporting statement states that the soil and vent pipes will not exceed the highest part of the roof.

(f) the dwellinghouse is on article 2(3) land

Analysis: The dwelling house is not on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: It is stated in the agents supporting statement that the development would be finished in materials similar to the existing building.

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable not less than 0.2m from the eaves,

measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: The eaves of the original roof would be maintained and the proposed enlargement would be set up no less than 0.2m from the outside edge of the eaves. No part of the enlargement would extend beyond the outside face of any external wall of the original dwelling house.

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-

i) obscure glazed and

ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: The new side windows will be obscurely glazed, either fixed shut or opening if above 1.7 metres finished floor level. This is confirmed in the agents supporting statement.

Class C – Alterations to the roof of a dwelling house

C.1 Development is not permitted by Class C if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

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

b) The alteration would protrude more than 0.15m 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 rooflight(s) would not project more than 150mm beyond the plane of the roofslope. The applicant's agent has confirmed this in their supporting statement.

c) The height of the highest part of the alteration would exceed the highest part of the original roof;

Analysis: The rooflight(s), dormers and hip to gable would not exceed 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 agents supporting statement confirms that the soil and vent would not exceed the highest part of the roof.

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-

a) obscure-glazed, and

b) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: The supporting statement states that the side windows will be obscurely glazed and fixed shut unless above 1.7 metres finished floor level.

Class G – chimneys, flues etc. on a dwellinghouse

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development not permitted

G.1 Development is not permitted by Class G 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 height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

Analysis: The soil and vent pipe will not be of such a height

(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse.

Analysis: The dwellinghouse is not on article 2(3) land (Conservation Area)

Recommendation

A Certificate of Lawfulness for Proposed Development, can be issued as the proposed development is deemed permitted development

Reasons for Recommendation

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

Case Officer: Hannah Barker Date: 11th December 2025

Authorised by: Peter Barnett Date: 11 December 2025