Expiry Date - 29/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0161/10 **Recommendation – Permit Application**

Site: **50 Upper Brighton Road Lancing West Sussex BN15 0JE**

Proposal: **Application for Certificate of Lawfulness for proposed single-storey rear extension and rooms in roof with rear dormer and hip to gable roof extension**

The Application

The application site is a semi detached bungalow on the north side of Upper Brighton Road Lancing. The property fronts onto the highway. The application is for a Certificate of Lawfulness to extend the existing hip into a full gable with rear flat roof dormer and also for a single storey rear extension.

The single storey extension has a maximum depth of 3 metres, is 3.3 metres wide and is 3 metres high with a flat roof. The hip to gable extension will increase the length of the ridge by 3.4 metres. The flat roof rear dormer is 8.6 metres wide, 2.5 metres high and 2.9 metres deep.

The only matters for consideration in this current application are whether planning permission is required, the planning merits of the proposal are not for consideration in this case.

Consultations and Representations

Third Parties: - No third party representations have been received.

Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Schedule 2 Part 1 Development within the curtilage of dwellinghouse.

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

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

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

Planning Assessment

The single storey rear extension and roof extensions are clearly 'development' as defined by section 55 of the Town and Country Planning Act 1990. The rear dormer and hip to gable extension constitute enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Class B.) The single storey rear extension constitutes the enlargement, improvement or other alteration of a dwellinghouse (Class A.)

The relevant Classes A and B of Part 1 Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargement. It contains a number of limitations: -

Class A

(a) The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of curtilage.
(b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwelling house.
(c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
(d) The enlarged part of the dwellinghouse does not extend beyond a wall which (i) fronts a highway (ii) and forms either a principle elevation or a side elevation of the dwelling house.
(e) The enlarged part of the dwellinghouse is single storey and does not extend beyond the rear wall of the original house by more than 4 metres (detached dwelling) (ii) and does not exceed 4 metres in height.
(f) N/A
(g) The eaves of the enlarged part of the dwellinghouse do not exceed 3 metres within 2 metres of the boundary.
(h) N/A

It also contains conditions: -

(a) The external materials shall be of similar appearance to those used in the construction of the existing dwellinghouse.
(b) N/A
(c) N/A

Class B

(a) The proposed dormer and hip to gable extension do not exceed the highest part of the existing roof of the bungalow.

(b) The roof extensions are to the side and rear and do not extend beyond a roof plane forming the principal elevation of the original dwelling and facing the highway.
(c) The cubic content of the resulting roof space is 47 cubic metres measured from the submitted plans, the submitted calculations state the volume to be 46.1 cubic metres. These measurements are within the maximum of the permitted 50 cubic metres.
(d) The proposal includes the alteration of a vent pipe. Class G of the GDPO states that planning permission would be required if the flue, soil or vent pipe would exceed the highest part of the roof by 1 metre or more. This will not be the case therefore planning consent is not required.
(e) The dwellinghouse is not within the Conservation Area.

It also contains conditions: -

(a) The external materials shall match existing.
(b) The edge of the dormer extension will not be less than 20cm from the eaves of the original roof.
(c) The side window on the hip to gable extension will be fitted with obscured glazing and will be non-openable.

Recommendation

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

Description: - Proposed single storey rear extension and rooms in roof with rear dormer and hip to gable roof extension. (Application for Certificate of Lawfulness) Drawing no. 1338/1394A received 4th May 2010.

Land at: - 50 Upper Brighton Road, Lancing, West Sussex, BN15 0JE

Reason: - The proposed building works fall within the definition of 'development' as defined by section 55 of the Act.

The rear dormer and hip to gable extension constitute enlargement of a dwellinghouse consisting of an addition or alterations to its roof (Class B).

The single storey rear extension constitutes the enlargement, improvement or other alteration of a dwellinghouse (Class A)

They comply with the provisions of the relevant Classes A and B Part 1 of Schedule 2 to Article 3 of the Town and County Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer Hannah Barker

Date 24/5/10

PB 27/5