Development Management - Delegated Officer Report

Application Number: **AWDM/1740/15**

Recommendation – Issue Certificate

Site: **3 Norbury Close, Lancing**

Proposal: **Application for a Lawful Development Certificate for proposed loft conversion including hip to gable and side dormer**

Date of site visit: 18 January 2016

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the north side of Norbury Close which is a residential street comprising of similar detached and semi-detached bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for a hip to gable extension to the rear and dormer extension to the side (west) elevation. The dormer extension would measure approximately 3.3 metres in width, 3 metres in height (including a false pitch roof) and 2.5 metres in depth. The plans indicate that the side windows within the dormer extension and a rooflight window in the east roofslope would be obscure glazed and non-opening up to 1.7 metres above finished floor level. Matching materials are proposed.

Relevant site history

AWDM/1096/12 – permission granted for glazed porch to east elevation 19.10.2012

L/128/57 – Outline application for residential development – Approved 29.6.1959

L/206/59 – Outline application for bungalows – Approved 6.1.1960

L/197/60 – Two bungalows and garages – Approved 4.10.1960

Consultations
Lancing Parish Council – 'none required'

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The outline permissions did not remove permitted development rights. The full planning permission has not been located but in the absence of any information to the contrary the planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the extensions and alterations meet the relevant criteria of Classes B and C Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension would not exceed the highest part of the existing roof;

(c) the roof extension is to the rear and side and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace would not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension would not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

(f) the dwellinghouse is not on article 2(3) land

B.2 (a) the materials used in any exterior work would be of similar appearance to those used in the construction of the exterior of the existing house;

(b) the dormer extension would be set back at least 0.2 metres from the eaves and would not extend beyond the outside face of any external wall;

(c) the side windows would be obscure glazed and non-opening up to 1.7m above finished floor level;

C.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The rooflight would not protrude more than 0.15m beyond the plane of the original roofslope;

(c) it would not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 The side window would be obscure glazed and non-opening up to 1.7m above finished floor level;

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on unnumbered site location plans and drawing number 10604-1 entitled 'Proposed Loft Conversion' deposited 4 December 2015, and in email of clarification dated 21 January 2016, complies with the provision for 'permitted development' by virtue of Classes B, and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

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

Case Officer: Rebekah Smith Date: 25 January 2016

Authorised by: Peter Barnett Date: 26 January 2016