Expiry Date - 28/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0854/24 Recommendation – APPROVE

Site: 15 Bulkington Avenue Worthing West Sussex BN14 7HH

Proposal: Application for Certificate of Lawfulness for proposed conversion of existing roof into habitable space; proposed rooflights to North and East roofslopes

Site visit: N

Proposal, Site and Surroundings

The site is a detached two-storey dwelling on the south side of Bulkington Avenue. The property is built in brick with substantial painted render to all elevations and a tilled roof. The roof has solar panels to the south and west elevations.

The site is not with a Conservation Area and the building is not Listed.

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

<u>Class C – Alterations to the roof of a dwelling house</u>

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 as noted on the application form.

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

Analysis: The rooflight(s) 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 development does not include any elements in i) or ii).

(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: It is noted on the application form the rooflights on the side elevations are 1.7m from the finished floor level. It is noted on the roof plan the side roof light will be obscured glazed.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

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 C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Elaine Rousseau Date: 24/07/2024

Authorised by: Louise Prew Date: 24/07/2024