Expires 8/11/07

Development Control – Delegated Officer Report

Application Number: ADC/0568/07 **Recommendation – Permit Application**

Site: **111 Western Road Sompting Lancing West Sussex**

Proposal: **Proposed rear dormer (application for certificate of lawfulness)**

The Application

This application is for a Certificate of Lawfulness for a proposed rear dormer at 111 Western Road, Sompting. The property is a semi-detached bungalow of modest size located within an area of similar housing on the west side of Western Road. It was built under S/29/59/TP with no conditions attached removing any of the standard permitted development rights. There are no other additions or outbuildings at the site.
The dormer will sit below the ridge line and marginally off the rear wall of the bungalow with a depth of 3.5 metres, width of 8.4 metres, and height of 2.6 metres.

Relevant Planning Policies and Guidance

Town and Country Planning (General Permitted Development) Order 1995. Schedule 2, Part 1. Development within the Curtilage of a Dwellinghouse.

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) any part of the dwellinghouse would, as a result, exceed the height of the highest part of the existing roof;

b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;

c) it would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;
d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse-
   (ii) in any other case, by more than 70 cubic metres or 10%, whichever is the greater
e) the dwellinghouse is on article 1(5) land.

Planning Assessment

The proposed dormer will be located on the rear roof plane, not fronting a highway, of a semi-detached bungalow located outside of article 1(5) land and will not exceed the existing ridge line. The dimensions of the dormer (3.5m x 8.4m x 2.6m) create a volume of 38.2 cubic metres, well below the 50 cubic metre threshold for semi-detached properties as outlined in the policy section above. The site visit revealed that there are no other additions or outbuildings within 5 metres of the bungalow whilst a rear garage has clearly been demolished for some time.

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 Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer:..... Date:19/10/07.