Development Control – Delegated Officer Report

Application Number: AWDM/0241/14 Recommendation – APPROVE

Site: 7 Nursery Close Shoreham-By-Sea West Sussex BN43 6GJ

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable roof extension with rear dormer and front roof lights.

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow located in an outer residential suburb of Shoreham.

PROPOSAL:

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A hip-to-gable roof extension widening the roof ridge by 4.1m with a height of 2.7m and a depth of 8.7m; and a rear dormer to measure 7.5 metres in width, 3.4 metres in depth and 2.3 metres in height. The combined volume of these would be 45 cubic metres. A front velux is included within the application although this is on the original part of the dwelling. A side roof level gable end window is proposed. This will be obscure glazed and fixed shut.

RELEVANT LEGISLATION:

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

Class B

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

No part of the roof extension would exceed the height of the highest part of the existing roof, no part of the roof extension would extend beyond the plane forming the principal elevation fronting a highway, the cubic content of the proposed roof extension and rear dormer, and the volume of the front dormer combined, would not exceed 50 cubic metres, it would not involve

construction/provision of veranda, balcony or raised platform. Its exterior materials would be of a similar appearance to the existing. The dormer would be at least 20cm from the eaves. The front velux will not protrude more than 150mm from the roof plane and the window in the side of the gable extension would be obscure glazed and non-opening below 1.7 metres above the finished floor level.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed extension of a side hip to gable and rear dormer as shown on unnumbered drawing titled Proposed Plans received on 25/02/14 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer Sign	L Simmons	Date	26-3-2014
Authorising Officer Sign	Jo Morin	Date	3.4.2014