Development Management - Delegated Officer Report

Application Number: **AWDM/1399/12**

Recommendation – Issue Certificate

Site: **89 Sompting Rd, Lancing**

Proposal: **Application for Lawful Development Certificate for a proposed dormer extension to rear/side roofslope and rooflight windows to front roofslope.**

Date of site visit: 15 January 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a two storey terraced housed located on the south side of Sompting Road, east of its junction with Myrtle Road, This is a predominantly residential area comprising of a mix of dwelling types and designs.

A Certificate of Lawfulness is sought for a proposed rear dormer extension that would wrap-around onto the roof of the existing two storey rear projection, the ridge of which is set approximately 0.6m below the main ridge line. The part of the dormer proposed for the rear roofslope would measure approximately 4.7 metres in width by 2.5 metres in height and 3.3 metres in depth. The part of the dormer set above the side roofslope of the rear projection would continue at the same height (which would be approximately 0.1 metres higher than the ridge of that roofslope) and would measure 4.8 metres in width and 3.6 metres in depth approximately.

The dormer extension would be set back at least 20cm from the edge of the eaves and matching materials are proposed. Two front rooflight windows are proposed which the applicant has confirmed would not protrude more than 150mm from the plane of the roof.

Relevant site history
No relevant history.

Consultations
Lancing Parish Council - no comments

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 planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extension meet the relevant criteria of Classes B and C, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

It is important to note the guidance contained within the DCLGs technical guidance which advises:

'The highest part of the roof of the existing dwelling house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat. Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house.'

Therefore in this case it is the highest ridgeline that has been considered and not the ridge height of the roof of the rear projection.

B.1 (a) The proposed development would not exceed the highest part of the roof;

(b) the dormer is proposed to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(c) the cubic volume of the resulting roofspace would not exceed the original roofspace by more than 40 cubic metres;

(d) the development would not include the provision of a veranda, balcony or raised platform or alterations, replacement or installation of a chimney, flue, or soil/vent pipe;

(e) The site is not within a conservation area.

B.2 (a) Matching materials are proposed;

(b) The dormer is set more than 20cm from the eaves of the original roof;

(c) Side windows are proposed as obscure glazed and non-opening up to 1.7m above finished floor level.

C.1 (a) The proposed rooflight windows would not protrude more than 150mm beyond the plane of the original roofslope;

(b) The rooflight windows would not be higher than the existing roof;

(c) n/a

C.2 There are no other side windows proposed.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on drawing number 1459/1642 entitled 'Existing Floor plans and Elevations' deposited 13 November 2012 and on drawing number 1459/1643a entitled 'Proposed Loft Conversion' deposited 13 November 2012 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 (Amendment) (No.2) (England) Order 2008

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

Case Officer: Rebekah Smith Date: 21 January 2013

Authorised by: Peter Barnett Date: 21 January 2013