Development Management - Delegated Officer Report

Application Number: **AWDM/0653/12** **Recommendation – APPROVE**

Site: **41 The Crescent, Southwick BN42 4LB**

Proposal: **Application for Lawful Development Certificate for proposed hip-to-gable roof extension and rear dormer**

Date of site visit: 23.05.12

Neighbours checked: N/A

Additional neighbour notifications: N/A

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached hip roofed bungalow. The dwelling is located within the built up area of Southwick on the west side of the Crescent.

The dwelling is hip roofed, with a front gable and false cat-slide detail to the front, similar to other dwellings in the vicinity.

The proposals under consideration consist of the enlargement of the roof to accommodate an additional bedroom with a bathroom.

The submitted plans show a hip to gable side extension and a rear dormer window.

Property History
The dwelling has been extended previously with a two-storey part side part rear extension with a dual hipped roof with central valley (SW/23/98/TP). The applicant has shown the extensions on the plans, and they appear to be a true reflection of what has been built on site.

The applicant has annotated the volume calculations on the plans thus:
Existing pitched roof extension = 8.516 cu m
Proposed hip to gable = 12.879 cu m
Proposed dormer = 12.85 cu m
Total = 41.721 cu m

It is stated that the materials of the proposed extensions will match the existing dwelling.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or GPDO. 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.

Planning Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The relevant Class B of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargements and alterations. They contain a number of limitations:-

Class B

(a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof. The proposals would extend the existing roof ridge, however it would be no higher.

(b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The proposals would be to the side and rear of the dwelling.

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 50 cubic metres.

The existing roof extensions have a volume of 21.5 cu m

The proposed hip to gable extension would have a volume of –
7.5m base x 3.8m ridge x 3.2m height /6 = 15.2 cu m

The proposed rear dormer window would have a volume of –
4.9m w x 2.0m h x 2.5m d /2 = 12.2 cu m

The total volume of the roof extension existing and proposed would therefore be –
21.5 + 15.2 + 12.2 = 48.9 cu m volume.

The proposals therefore comply.

(d) It would consist of or include –
(i) the construction or provision of a veranda, balcony or raised platform; N/A
Or **(ii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe; N/A

(e) The dwellinghouse is on article 1(5) land - The dwelling is not sited within a conservation area, a national park, an AONB, the Broads, or an area specified for the purposes of 41(3) of the Wildlife and Countryside Act 1981(b).

Class B also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – The plans state that the materials will match.

(b) The edge of the enlargement closest the eaves of the original roof shall, as far as practicable, be not less that 20cm from the eaves of the original roof. The dormer meets this requirement as it would be 1m from the eaves.

(c) Any window inserted on a wall or roof slope forming the side elevation of the dwellinghouse shall be –

(i) Obscure-glazed. The proposed window in the side roof extension would comply.

(ii) And, 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. The plans show no additional windows at the side of the house as part of the proposals.

Recommendation

That a Certificate of Lawfulness is issued.

Description: Application for Lawful Development Certificate for proposed hip-to-gable roof extension and rear dormer.

Land at: 41 The Crescent, Southwick, Brighton, West Sussex BN42 4LB

The proposal constitutes 'permitted development' under Class B, of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer: Carlos Hone Date: 05.07.12

Authorised by: Peter Barnett Date: 09/07/2012