# Development Management – Delegated Officer Report

**Application Number: AWDM/1759/16 Recommendation – APPROVE**

**Site: 27 Phoenix Way, Southwick, Brighton**

**Proposal: Lawful Development Certificate for proposed rooms in roof with hip to gable extension rear dormer to south west elevation and two rooflights to front (north east) elevation.**

**Neighbours checked: N/A**

**Proposal, Site and Surroundings**

The application site is a two storey semi-detached dwelling in a street of similar properties. There is an existing lean to rear single storey extension, which is to be replaced and is also under consideration in current application AWDM/1683/16. The property is not located within the Conservation Area and is not a listed building. The authorised use is a dwelling house (Class C3.) Its 'permitted development rights' are intact.

It is proposed that the dwelling is to be altered with a hip to gable roof extension with rear flat roof dormer and front rooflights. The extensions will provide a master ensuite in the roof space.

**Relevant Legislation**

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse. Classes B and C.

**Planning Assessment:**

The total volume of the proposed roof addition is 43.73 cubic metres. This would not exceed the permitted allowance of 50 cubic metres. The materials to be used are similar to those as existing. No part of the proposed dormer would be higher than the highest part of the existing roof. No veranda/balconies/raised platform is involved. A minimum 20 cm set-back would be retained between the vertical face of the dormer and the eaves. The front rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof. This has been confirmed by an email from the agent. The proposed dormer is to the rear of the dwelling. A new window is proposed on the new side gable. This window is labelled on the plans to be obscurely glazed and fixed shut and non-opening below 1.7 metres above finished floor level.

**RECOMMENDATION:**

Issue Certificate of Lawfulness for Proposed Development

**REASONS FOR RECOMMENDATION:**

The proposed rear dormer, hip to gable extension and front rooflights shown on Drawing nos. Rd599.3 - received 22nd November 2016 and email dated 19th December 2016 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

**DELEGATED**

Case Officer: Hannah Barker Date: 3rd January 2017

Authorised by: Jo Morin Date: 03.01.2016