Development Control – Delegated Officer Report

Application Number: AWDM/0493/15 **Recommendation – APPROVE**

Site: **70 Adur Avenue Shoreham-By-Sea, West Sussex**

Proposal: **Application for a Lawful Development Certificate for a Proposed Rear Dormer and roof lights to front roof slope.**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two storey dwelling located in north Shoreham.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

A rear flat roof dormer extension to the existing roof. The dormer is 6.4 metres wide, 2.6 metres high and has a maximum depth of 3.2 metres, measured externally. The volume of the dormer is 26.6 metres cubed. Also proposed is 2 roof lights to the front roof slope. The applicant has confirmed that the roof lights on the front roof slope will not project more than 150mm from the existing roof plane of the roof.

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.

Class B

ASSESSMENT:

The dwellinghouse has permission as a dwellinghouse.

No part of the dwellinghouse as a result of the works would exceed the height of the highest part of the existing roof.

No part of the dwellinghouse would, as a result of the works extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway. The dormer is to the rear.

The increase in volume would not exceed 50 cubic metres it would be 27 cubic metres.

There would be no balcony raised platform or verandah.

Materials are to match.

The dormer is set in from the eaves the eaves remain unchanged.

A window is proposed on the side elevation of the roof. The applicant's agent has confirmed that this window will be obscurely glazed and non openable unless more than 1.7 metres above the internal floor level.

Class C

Any other alteration to the roof of a dwelling house.

The roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer extension and front roof lights as shown on Drawing no. 01, 02 Rev A and 05 and clarified in the email from the agent received on 14/04/15 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and Class C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015

DELEGATED

Case Officer Sign: - Hannah Barker Date 18th May 2015

Authorising Officer Sign Jo Morin Date 19.05.2015