

Development Management – Delegated Officer Report

Application Number: AWDM/0595/26

Recommendation: Grant LDC

Site: 81 Downlands Avenue Worthing West Sussex BN14 9HE

Proposal: Application for Certificate of Lawfulness for proposed loft conversion including rear dormer and front rooflights.

Site visit: N

Proposal

The proposal is for a loft conversion with rear dormer and three front rooflights.

Site and Surroundings

The site is on the eastern side of Downlands Ave and contains a two-storey mid terrace single dwelling house. The property has an existing single storey rear extension.

The site is not in a conservation area and does not contain a listed building or structure.

Planning history

AWDM/1239/20: Single storey rear extension. Permitted

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: No

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: The dormer is set below the roof ridge

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: The dormer is to the rear only

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-

- i) 40 cubic metres in the case of a terrace house, or
- ii) 50 cubic metres in any other case.

Analysis: Cubic content would be 24.3 cubic metres

(e) it would consist of or include:-

- i) a verandah, balcony or raised platform or
- ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: Doesn't include any of the above

(f) the dwellinghouse is on article 2(3) land

Analysis: The site is not in a conservation area or other 2(3) land

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: NA

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: The proposal is for vertical tile hanging to match with other materials indicated to match

(b) the enlargement must be constructed so that:-

- i) other than in the case of a hip-to-gable enlargement which joins the original roof to the roof of a rear or side extension –
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and
- ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: Dormer is set up 49cm from the eaves and behind the external face

- c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-
 - i) obscure glazed and
 - ii) 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.

Analysis: No side windows

Class C – Alterations to the roof of a dwelling house

C.1 Development is not permitted by Class C if:-

- a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: No

- b) The alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: A document has been provided indicating that the front rooflights would not be more than 15cm from the roofslope

- c) The height of the highest part of the alteration would exceed the highest part of the original roof;

Analysis: The roof lights are set below the ridge

- (d) it would consist of or include:-

- i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
- ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: None of the above

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: No

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-

- a) obscure-glazed, and
- b) 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.

Analysis: No side roof slopes

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes '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.

Case Officer: Louise Prew

Date: 26/06/2026

Authorised by: Peter Barnett

Date: 26 June 2026