Development Management - Delegated Officer Report

Application Number: AWDM/1091/15 Recommendation – Approve

Site: 8 Croshaw Close, Lancing

Proposal: Application for a Lawful Development Certificate for a proposed dormer window to rear elevation

Date of site visit: 30 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This is an application for a Certificate of Lawfulness where the planning merits of the development cannot be taken into account. The application is seeking a Certificate in respect of a dormer roof extension to the rear.

Relevant site history

AWDM/1090/15 – Front dormer – under consideration

Consultations

None

Representations

None received

Relevant Planning Policies

Not applicable

Planning Assessment

The roof extension falls under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015. The provisions of Class B which are relevant to this case are as follows:

a) The property was originally constructed to be used as a house
b) None of the works will exceed the highest part of the existing roof
c) No part of the dwelling 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
d) The cubic content of the resulting roof space does not exceed 50 cubic metres (it measures 31 cubic metres)
e) The proposal does not include a veranda, etc
f) The property is not on Article 2 (3) land

Conditions

(a) The external materials will match the existing dwelling
(b) The edge of the dormer will be more than 20cm from the eaves or extend beyond the outside face of any external wall

Recommendation

APPROVE

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed rear dormer window as shown on drawing no. 03A received 17 July 2015 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015

First Schedule
Proposed dormer window to rear elevation

Second Schedule
8 Croshaw Close, Lancing

Case Officer: Peter Barnett Date: 14 August 2015

Authorised by: PD Date: 14.8.15