Development Management - Delegated Officer Report

Application Number:
AWDM/0355/13

Recommendation – Issue Certificate

Site: **87 Old Shoreham Road, Southwick**

Proposal: **Application for Certificate of Lawfulness for a proposed rear dormer with gable end and front rooflights.**

Date of site visit: 29 April 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a semi detached house located on the north side of Old Shoreham Road. The site is set back from the main dual carriageway and is accessed via a separate road serving the residential properties. This is a predominantly residential area comprising of similar semi detached and terraced houses on the north side of the road, some of which have been extended into the roof.

A Certificate of Lawfulness is sought for a hip to gable extension, a proposed rear dormer extension that would extend to almost the full width of the extended roof and a rooflight windows to the front roofslope. There is also a side window within the proposed gable.

The dormer extension would measure approximately 6.4 metres in width by 2.6 metres in height and 3.2 metres in depth. The dormer extension would be set back at least 20cm from the edge of the eaves and matching materials are proposed. The rooflight windows would not protrude more than 150mm from the plane of the roof and the side window would be fixed shut and obscure glazed.

Relevant site history
No relevant history.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The relevant test is whether the proposed extension meet the relevant criteria of Classes B and C, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

B.1 (a) The proposed development would not exceed the highest part of the roof;

(b) the roof extensions would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(c) the cubic volume of the resulting roofspace would not exceed the original roofspace by more than 50 cubic metres;

(d) the development would not include the provision of a veranda, balcony or raised platform or alterations, replacement or installation of a chimney, flue, or soil/vent pipe;

(e) The site is not within a conservation area.

B.2 (a) Matching materials are proposed;

(b) The dormer is set more than 20cm from the eaves of the original roof;

(c) The side window would be obscure glazed and fixed shut

C.1 (a) The proposed rooflight windows would not protrude more than 150mm beyond the plane of the original roofslope;

(b) The rooflight windows would not be higher than the existing roof;

(c) n/a

C.2 The side window would be obscure glazed and fixed shut.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on unnumbered drawing entitled 'Loft Conversion @ 87 Old Shoreham Road' deposited 25 March 2013 complies with the provision for ‘permitted development’ by virtue of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 16 May 2013

Authorised by: Peter Barnett Date: 17 May 2013