Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0763/11

Site: **1 Manor Way Lancing West Sussex BN15 0QU**

Proposal: **Application for certificate of lawfulness for proposed roof extension to form part hipped gable side roof extension with flat roof dormer (with juliet balcony) and single-storey side extension**

Date of site visit: 19.08.11

Neighbours checked: N/A

Additional neighbour notifications: N/A

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached hip roofed bungalow. The dwelling is located within the built up area of Lancing on the east side of Manor Way.

The dwelling is hip roofed, with a small hipped roof front projection, matching the design of the attached neighbour (No.3). The dwelling has previously been modified with a rear conservatory.

The proposals under consideration consist of the enlargement of the roof to accommodate an additional bedroom with ensuite bathroom and storage cupboard, and side extension comprising an enlarged bathroom, bedroom and dining area within the proposed side extension.

The submitted plans show a single-storey (north) side extension with dummy-pitch roof (as amended) that would be 1.1m wide, by 8.9m deep, by 2.7m in height. The proposed roof works would consist of a part-hipped gable side roof extension with an extended ridge of 2.5m, a hip height of 2.2m and a hip width of 5.7m, with obscurely glazed fixed shut roof light, and a rear dormer window with full height windows and juliet balcony, that would be 4.6m wide, by 2.75m high, and 3.8m deep.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or GPDO. Schedule 2 Part 1 Development within the curtilage of a dwellinghouse.

Class A:- The enlargement, improvement or other alteration of a dwellinghouse.
Class B:- The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C:- Any other alteration to the roof of a dwellinghouse.

Planning Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The relevant Class A, B, and Class C of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargements and alterations. They contain a number of limitations:-

Class A

(a) The total area of ground covered by buildings and extensions cannot exceed 50% of the total curtilage area. The proposals comply.
(b) The height of the extension cannot exceed that of the highest part of the existing dwelling. The side extension will only be 2.7m high, whereas the dwelling is 6.7m.
(c) N/A
(d) The proposals would extend beyond a wall that fronts a highway or beyond a principal elevation. The proposals comply.
(e) N/A
(f) N/A
(g) The proposals are within 2m of the boundary however the eaves height would be 2.4m.
(h) The extension would be at the side however it is proposed to be single-storey, not exceed 4m, and no greater than half the width of the original dwelling.
(i) It does not include the construction of a veranda etc. installation of an antenna, or chimney etc.
It does propose alterations to the roof (see below)

Class A also contains conditions:-

(a) Materials to match. Proposals are to have matching roof tiles and painted render walls.
(b) See below.
(c) N/A

Class B

(a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof. The proposals would extend the existing roof ridge, however it would be no higher.
(b) Any part of the dwellinghouse 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. The proposals would be to the side and rear of the dwelling.
(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 50 cubic

metres. The main roof extensions would have a volume of 45.6 cubic metres, with the dummy pitch roof above the side extension being a further 2.7 cubic metres, therefore totalling 48.3 cubic metres.

(d) It would consist of or include –
(i) the construction or provision of a veranda, balcony or raised platform; The proposed juliet balcony is considered to comply.
Or **(ii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe; The proposals meet these requirement.

(e) The dwellinghouse is on article 1(5) land. The dwelling is not sited within a conservation area, a national park, an AONB, the Broads, or an area specified for the purposes of 41(3) of the Wildlife and Countryside Act 1981(b).

Class B also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – The roof will be tiled in matching pantiles.

(b) The edge of the enlargement closest the eaves of the original roof shall, as far as practicable, be not less that 20cm from the eaves of the original roof. The dormer meets this requirement as it would be 0.5m from the eaves.

(c) Any window inserted on a wall or roof slope forming the side elevation of the dwellinghouse shall be –

(i) Obscure-glazed.

(ii) And, 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.

It is stated that the side rooflight will be obscured fixed closed.

Class C

(a) The alteration would protrude more than 150mm from the plane of the slope of the roof. The proposed rooflights at the front would protrude by 100mm only.

(b) It would be higher than the highest part of the roof. The rooflights would comply with this condition.

(c) N/A

Class C also contains conditions:-

Any window permitted by Class C located on the side of the dwelling must be **(a)** obscurely glazed and **(b)** fixed shut below 1.7m. N/A

Recommendation

That a Certificate of Lawfulness is issued.

Description: Proposed roof extension to form part hipped gable side roof extension with rear flat roof dormer (with juliet balcony) and single-storey side extension.

Land at: 1 Manor Way, Lancing, West Sussex BN15 0QU

The proposal constitutes ‘permitted development’ under Class A, B, and C of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer: Carlos Hone Date: 14 October 2011

Authorised by: Jo Morin Date: 14 November 2011