Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0528/12

Site: **15 Victoria Road, Southwick, Brighton, West Sussex, BN42 4DJ**

Proposal: **Application for lawful development certificate for proposed loft conversion with rear dormer and front rooflights plus new upper floor window to side, replacement ground floor window to side and replacement lean to extension at rear**

Date of site visit: 1 May 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi detached dwelling on the north side of Victoria Road. It does not lie within the Southwick Conservation Area and is not listed. The application is seeking a Certificate of Lawfulness for a loft conversion including:-

i) a flat roofed dormer at the rear, measuring 17 cubic metres in volume
ii) a single front rooflight and a double front rooflight
iii) a replacement lean-to ground floor rear extension measuring 3.3m high and 1.5m deep
iv) a first floor window on the side elevation
v) a replacement ground floor window to the side

Relevant site history

None

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey rear extension falls under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class A which are relevant to this case are as follows:

(a) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway

(e) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is not at the side of the dwelling

(i) none of these provisions apply

Conditions:

(a) External materials of slate roof and rendered walls will match the existing house.
(b) the first floor window in the side shall be obscure glazed and non opening

The replacement ground floor kitchen window constitutes an alteration which is permitted development.

B. The dormer roof extension falls under Class B of the above Order. The provisions of Class B which are relevant to this case are as follows:

(a) no part of the extension will exceed the highest part of the roof
(b) no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
(c) the volume of the extension does not exceed 50 cubic metres
(d) no verandas or balconies, etc are proposed and no pipes or chimneys are proposed.
(e) the dwelling is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- The edge of the dormers will be more than 20cm from the eaves

C. The rooflights falls within Class C. They will not protrude more than 150mm beyond the plane of the roof and will not be higher than the highest part of the roof.

Recommendation

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 ground floor rear extension, roof extension, rooflights, upper floor window and replacement ground floor window constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes A, B and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Loft conversion with rear dormer and front rooflights plus new upper floor window to side, replacement ground floor window to side and replacement lean to extension at rear as shown on drawing numbers 231.12.03 and 231.12.04 received 24 April 2012.

Second Schedule

15 Victoria Road, Southwick

Is recommendation contrary to any representations? N/A

Case Officer signed: P Barnett Date: 3 May 2012

Authorised and signed by: Jo Morin Date: 3 May 2012