Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0186/12

Site: **4 Feversham Close Shoreham-by-Sea BN43 5HD**

Proposal: **Application for Lawful Development Certificate for proposed two hip to gable extensions**

Date of site visit: 15.02.12.

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application is to determine whether a planning application is required for the proposals to this detached hip roofed bungalow. The application relates to a 1940's detached, bungalow located on the east side of the street. The dwelling has a projecting front sitting room with ridged roof to the north as an original feature.

The proposals under consideration consist of the enlargement of the roof to accommodate an two bedrooms within the enlarged loft space. A planning application for a front and two rear dormer windows has also been submitted (AWDM/0183/12), and the applicant has been made aware that the building of any extensions under this Lawful Development Certificate application and any such planning permission that results in the cubic volume of roof extensions exceeding 50 cubic metres or being at the front of the property, must be entirely separate.

The proposed gable extensions would be 8.7m wide, by 2.9m in height, by 4.1m extended ridge.

Relevant site history

Planning permission for a rear flat-roofed single-storey extension and side extension have been permitted under ADC/0199/07. The rear section is the only part which has been implemented.

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.

Part 1
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 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) confers permission (termed 'permitted development') for such enlargements and alterations. They contain a number of limitations:-

Part 1 –

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 Gable extensions would have a matching ridge height.

(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 would not extend in front of the front roof slope.

(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 proposed gable extensions would each have a cubic volume of 17.24 cu m. Thus the roof extensions would total 34.5cu m.

(d) It would consist of or include –
(i) the construction or provision of a veranda, balcony or raised platform; N/A
Or **(ii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe; N/A

(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 plans state that the materials will match.

(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. N/A

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

(i) Obscure-glazed. N/A

(ii) And, non-opening. N/A

Class C

(a) The alteration would protrude more than 150mm beyond the plane of the slope or the original roof. The additional submitted section plan shows that the roof lights within the gable extensions will be of standard design and not project more than 150mm.

(b) It would result in the alteration being higher than the highest part of the original roof. The roof lights would be inset below the ridge.

(c) It would consist of or include –

(i) The installation, alteration or replacement of a chimney, flue or SVP. N/A

(ii) Or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. N/A

Class C also contains a condition:-

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

(iii) Obscure-glazed. N/A

(iv) And, non-opening. N/A

Recommendation

That a Certificate of Lawfulness is issued.

Description: Application for Lawful Development Certificate for proposed two hip to gable extensions.

Land at: 2 Feversham Close, Shoreham-By-Sea, West Sussex. BN43 5HD

The proposal constitutes 'permitted development' under Class 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).

Case Officer: C. Hone Date: 09.03.12

Authorised by: Jo Morin Date: 19 March 2012