Development Control – Delegated Officer Report

Application Number: AWDM/1257/15 Recommendation – APPROVE

Site: 35 Williams Road Shoreham-By-Sea West Sussex BN43 6BP

Proposal: Application for Certificate of Lawfulness for proposed rear dormer and front roof lights.

Date of site visit: 18.09.2015

Neighbours checked: N/A

Proposal, Site and Surroundings

The application property comprises a semi-detached house located within an estate of similar dwellings within a residential suburb of Shoreham. It consists of brick elevations under a pitched and gabled plain tiled roof.

The dwelling forms part of a composition together with its attached half, No.1 Mansell Road, on the corner of Williams Road with Mansell Road. The latter is sited at 90º to the application property facing onto the south side of Mansell Road. A similar composition exists on the opposite corner. There is a mix of rendered and brick-built dwellings in the street, and a mix of hipped and gabled roof forms. Unifying features include chimneys and canopy porches.

The proposal seeks a determination that rooms in the roof involving a dormer on the rear roof slope and 3 roof lights on the front roof slope constitute 'permitted development. The rear dormer would be 2.9m deep x 2.2m high x 8.6m wide finished in tile-hanging similar in appearance to those on the main roof.

A separate planning application for a side/rear extension is currently pending (AWDM/1261/15 refers).

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse. Classes B and C.

Planning Assessment:

The authorised use is a dwelling house (Class C3). The dwelling is not Listed or on designated land. Its 'permitted development' rights are intact.

The total volume of the proposed roof addition is 27.4 cubic metres and would not exceed the permitted allowance of 50 cubic metres for a semi-detached house. The materials to be used are similar to those as existing. No part of the proposed dormer would be higher than the highest part of the existing roof. No veranda/balconies/raised platform involved. [A Juliet balcony is not a 'balcony' for the purposes of the GDPO.] A minimum 20 cm set-back

would be retained between the vertical face of the dormer and the eaves. The 3 no. front rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer and front rooflights shown on Drawing no: 1588/1907 received on 21st Aug 2015 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer: Jo Morin Date: 08.10.2015

Authorised by: Gary Peck Date: 14 October 2015