Development Management – Delegated Officer Report

Application Number: AWDM/0192/21 Recommendation – APPROVE

Site: 25 Park Avenue, Shoreham-By-Sea, West Sussex

Proposal: Application for Certificate of Lawfulness for loft conversion with flat roofed rear and side wraparound dormer with side window, removal of chimney.

Site visit: N

Proposal, Site and Surroundings

The application proposes the creation of a rear wrap around dormer to both side elevations and rear, north, south and west. There will be an obscurely glazed window on the north and south sides, 3 clearly glazed windows to the rear and two clearly glazed windows to the front. The site does not lie within a Conservation Area nor is it affecting the setting of a Listed Building.

It is noted that there are no relevant planning permissions which would affect or be affected by the proposed

It is noted that there are no previous planning decisions with conditions restricting development or removing permitted development rights of the property

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class B _ The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: *The proposed development would not result in any part of the dormer being higher than the ridge of the existing roof*.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: *The dormer wraps around the rear and side elevations of the roof and does not extend beyond the plane of the existing roof slope which fronts the highway as the principle elevation.*

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: *The applicant has provided calculations which shows that the works do not exceed 50 cubic metres (49.5m3).*

(e) it would consist of or include:-
i) a verandah, balcony or raised platform or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: *A chimney is to be removed and a vent pipe is shown this will not be more than 1 metre above the highest point of the roof.(Class G)*
(G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.)

(f) the dwellinghouse is on article 2(3) land

Analysis: *The dwelling house is not sited within article 2(3) land.*

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: *The applicant's agent has confirmed that materials will be to match existing.*

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: *The proposed development would maintain the existing eaves and be positioned (according to drawing no.J28 PP4 00) at least 200 mm back from them, and not extending past the outside face of the original dwellinghouse's rear wall.*

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-

i) obscure glazed and

ii) 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.

Analysis: *There are side windows on the north and south elevation and the plans show these to be fitted with obscure glazing and being non opening.*

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and G of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Hannah Barker Date: 15th March 2021

Authorised by: Peter Barnett Date: 22 March 2021