DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0200/CLP – 12 Shermanbury Road

DATE OF SITE VISIT: 18/05/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application property is a semi-detached inter-war period two-storey building. It has been extended in the past via a small single storey rear extension. There is also a freestanding single storey garage, which sits close to the main house, along the west boundary (to be demolished).

PROPOSAL:

The development sought for has been advertised as application for Lawful Development Certificate for proposed rear dormer window and extension to roof to form hip to gable end in connection with conversion of loft space into a bedroom with en-suite

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A hip to gable side roof extension to measure at maximum; 2.9 metres in height, 8.5 metres in length, and 4.1 metres in depth (16. 84416r cubic metres). The window in the gable will be obscure glazed and non-opening unless 1.7 metres above the finished floor level

A flat roof rear dormer to measure at maximum; 2.4 metres in height, 6.3 metres in length, and 4.1 m in depth (30.996 cubic metres)

Total volume = 47.84016r

RELEVANT PLANNING HISTORY:

None

RELEVANT LEGISLATION:

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

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

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None

PLANNING ASSESSMENT:

The single dwellinghouse to be extended is not located within Article 1(5) land (Conservation Area or Area of Outstanding Natural Beauty), and is not covered by an Article 4 Direction. No planning conditions restrict the way in which the roof of the building can be altered.

No part of the development would exceed the height of the highest part of the existing roof. No part of the development would extend beyond the plan of the existing front roof slope. The cubic content of the development would not exceed the cubic content of the original roof space by more than 50 cubic metres. The development would not consist or include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe. The materials used in the exterior work of the development would be of a similar appearance to those on the existing building. The edge of the hip-to-half hip enlargement closest to the eaves is not less than 20 centimetres from the eaves of the original roof. The window present in its flank is obscured glazed and non-opening unless 1.7 metres above finished floor level.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

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 Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are not relevant to this application.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... [redacted] .....Date..... 8/6/16 .....

Authorising Officer [redacted]
Sign..... .....Date..... 8 6 17 .....