Expiry Date - 18/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0237/12 **Recommendation – APPROVE**

Site: **39 Grinstead Lane Lancing West Sussex BN15 9DU**

Proposal: **Application for certificate of lawfulness for proposed rooms in roofspace with rear gable and side dormers**

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a detached hipped roof bungalow on the east side of Grinstead Lane. The application is seeking a Certificate of Lawfulness to construct a hip-to-gable roof extension at the rear plus a flat roofed dormer on each of the north and south side roofslopes.

The hip to gable extension measures 7m wide, 3.3m high and 3.7m deep with a volume of 14.25 cubic metres. The north side dormer measures 6m wide, 2.3m high and 2.9m deep with a volume of 20.01cubic metres. The south side dormer measures 6m wide, 1.2m high and 1.9m deep with a volume of 6.84 cubic metres. The total volume increase will be 41.1 cubic metres.

A velux rooflight is also proposed in the south side roofslope.

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

The roof extensions fall under Class B 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 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 extensions does not exceed 50 cubic metres
(d) No verandas or balconies, etc are proposed and no pipes or chimneys are proposed.
(e) The bungalow 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
- All side windows shall be obscure glazed and non-opening, except those parts of the window which are more than 1.7m above the floor of the room in which the windows are installed

The rooflight falls within Class C. It will not protrude more than 150mm beyond the plane of the roof, it will not be higher than the highest part of the roof and will be obscure glazed and fixed shut.

Recommendation

That a Certificate of Lawfulness be issued for the following reason:

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 roof extensions and rooflight constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Side dormers, side rooflight and rear hip-to-gable roof extension

Second Schedule

39 Grinstead Lane, Lancing

Is recommendation contrary to any representations? N/A

Case Officer signed: Peter Barnett Date: 1 March 2012

Authorised and signed by: [redacted] Date 2/3/12