

Development Management – Delegated Officer Report

Application Number: AWDM/0550/26

Recommendation: GRANT LDC

Site: 112 Findon Road Worthing West Sussex BN14 0AT

Proposal: Application for Certificate of Lawfulness for Proposed loft conversion including hip to part gable roof extension, rear dormer with Juliet balcony, side window

Date of Site Visit: NA

Site and Surroundings

The site is located on the eastern side of Findon Road and contains a semi-detached single storey bungalow. The house has previously been extended with single storey side (garage) and rear extensions and a porch.

Proposal

The application proposes a part hip to gable to the main principal roofslope. When viewed from the front the roof would include a vertical forward facing wall with roof above. To the rear a dormer is proposed. A side window is shown at first floor in the gable end.

Relevant Planning History:

06/1289/FULL - Proposed conservatory to rear of property.

STATUS: Conditional Consent 3rd January 2007.

AWDM/1766/20 - Demolition of existing garage, utility room and conservatory. Proposed single-storey rear extension (east) elevation with flat roof, roof lights and flue on flat roof; porch to front (west) elevation and replacement garage to side (south) elevation.

STATUS: Application Permitted 18th December 2020.

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: NA

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

Analysis: No, dormer set below ridgeline

(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 house has two roof slopes which would be considered a principal elevation. The proposal includes a modified hip to gable which has the same pitch as the existing rear roof slope so does not project forward of it.

(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 agent has submitted calculations indicating the roof enlargement would be 35 cubic metres for this semi-detached house. This includes the part hip to gable and rear dormer. An amendment during the application means the volume would be closer to 33.5m³.

(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: None proposed

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

Analysis: The site is not within a conservation area.

(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 extension would be finished in materials to match the existing building.

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

- i) other than in the case of a hip-to-gable 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: A rear extension has previously been constructed. The original plans showed the dormer touching the rear extension. The dormer has been set further off the eaves to ensure the two extensions remain physically separate. The dormer would be set about 90cm off the original eaves.

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: The plans have been annotated to say the side facing window would be obscure glazed, and non-opening below 1.7m above finished floor level.

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 of Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Louise Prew

Date: 24/06/2026

Authorised by: Jo Morin

Date: 24.06.2026