Development Management - Delegated Officer Report

Application Number:
AWDM/0574/15

Recommendation – Issue Certificate

Site: **30 Cokeham Road, Sompting**

Proposal: **Application for Certificate of Lawfulness for proposed side gable and rear dormer and installation of rooflight windows to front roofslope.**

Date of site visit: 26 May 2015

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the north side of Cokeham Road. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for a hip to gable extension, rear dormer extension (measuring 7.45m x 2.5m x 3m and set back at least 0.2m from the eaves), and two rooflight windows which the applicant has confirmed would not project more than 150mm from the plane of the existing roof.

Matching materials are proposed.

Relevant site history

AWDM/0553/15 Application for planning permission for the construction of a front dormer. Pending Decision

AWDM/0582/15 Householder application for permitted development for prior approval for single storey rear extension measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.3m – Prior Approval Not Required 4.6.2015

S/30/82 – Vehicular access Approved 28.09.1982

Consultations
None relevant

Representations
None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extensions and alterations meet the relevant criteria of Classes B and C Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension would not exceed the highest part of the existing roof;

(c) the roof extension would be to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace would not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension does not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

(f) the dwellinghouse is not on article 2(3) land

B.2 (a) the materials used in any exterior work would be of similar appearance to those used in the construction of the exterior of the existing house;

(b) the dormer extension would be set back at least 0.2 metres from the eaves;

(c) no side windows are proposed.

C.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) the rooflight windows would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 No side windows are proposed

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the Location Plan deposited 16 June 2015, Drawing number 01 entitled 'Plans and Elevations as Existing' deposited 6 May 2015, unnumbered front elevation drawing deposited 16 June 2015, Drawing number 02 (2) entitled 'Plans and Elevations as Proposed' deposited 6 May 2015, and in emails of clarification dated 5 May 2015 and 11 June 2015, complies with the provision for 'permitted development' by virtue of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 22 June 2015

Authorised by: Peter Barnett Date: 23 June 2015