Development Control – Delegated Officer Report

Application Number: AWDM/0367/20 Recommendation – APPROVE

Site: 19 Buci Crescent, Shoreham-by-Sea, BN43 6LB

Proposal: Application for Certificate for proposed hip to gable roof extension and rear dormer, first floor window to new gable in west elevation.

Site visit: Y on earlier, related planning application

Proposal, Site and Surroundings

The proposal seeks confirmation, within an application for a Lawful Development Certificate for a Proposed use or development, that the proposed works for hip to gable roof extension and rear dormer etc., are all permitted development as defined within the Town and County Planning (General Permitted Development) (England) Order 2015, as amended.

The property is a semi-detached bungalow on rising land situated on the north side of Buci Crescent. The front has largely been dug out and lowered in order to create a car parking area. To the side of the parking there is an existing driveway, which is relatively steep, and leads up to the bungalow.

The street scene has a mix of buildings with predominantly semi-detached bungalows on the north side and two storey dwellings on the south side in semi-detached and terraced form. There do not appear to be any roof alterations at the front of these buildings.

The site is not within a Conservation Area and the property is not a Listed Building

Representation

None received

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, as amended

Consideration

Schedule 2 Permitted development rights

Part 1, Development within the curtilage of a dwellinghouse

Class B – additions etc. to the roof of a dwellinghouse

Permitted development

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

Development not permitted

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 height of the enlargement does not exceed the height of the highest part 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 roof extension does not project beyond the plane of an existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

(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 cubic content of the enlargement does not exceed 50 cubic metres (the application shows a calculation of 10.73m3 for the hip to gable and 25.75m3 making a total of 36.48m3).

(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: The development does not include any elements in i) or ii) above.

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

Analysis: The dwelling house is not on article 2(3) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions:-

(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: Plan identifies materials will match existing

(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 eave, 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: Complies with the above – the eaves have been largely obliterated by a previous rear extension but there is a small section remaining which enables the 0.2m measurement to be made.

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: An email submitted by the applicant dated 28th April 2020 confirms the new window in the new side elevation will be non-opening and will have obscured/frosted glass.

Recommendation

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

Reasons for Recommendation

The proposed hip to gable roof extension and rear dormer plus first floor window to new gable in West elevation constitutes 'development' as defined by Section 55 of The Town and Country Planning Act 1990, but is permitted by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Informative:

This Certificate of Lawfulness does not include the proposed front dormer and front extension as shown on the submitted plan

Case Officer: Eve Hearsey Date: 05.05.2020

Authorised by: Peter Barnett Date: 5 May 2020