Development Management - Delegated Officer Report

Application Number: **AWDM/0388/12** **Recommendation – Issue**

Site: 67 Orchard Avenue, Lancing

Proposal: Application for Certificate of Lawfulness for proposed rooms in roof with hip to side gable roof extension and rear dormer

Date of site visit: 17 April 2012

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal, Site and Surroundings

The applicant has requested a Certificate of Lawfulness for proposed alterations to the roof.

The roof alterations include the construction of a dormer extension to the rear roof slope and a hip to gable enlargement. The dormer window would measure 4.9 metres in width, 2.5 metres in height and 3.8 metres in depth.

Three rooflight windows are proposed to the front roofslope.

The applicant has confirmed the use of matching materials and that the rooflight windows would not project more than 150mm beyond the plane of the front roofslope.

Relevant site history
None relevant

Consultations
None relevant

Representations
None

Relevant Planning Policies
None relevant

Planning Assessment
The relevant test for such an application is whether the applicant has proven that the proposals are permitted development and so the application has been assessed against the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 which came into force on 1 October 2008.

The applicant has provided drawings showing the proposed alterations to support the claim that the development is permitted development and has confirmed the use of matching materials.

The house enjoys the benefit of permitted development rights and so the relevant class of Part 1 of the Order, against which the application should be assessed, is Class B which relates to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

It is considered that the proposed dormer window, hip to gable enlargement and rooflights would be permitted development under Class B and Class C for the following reasons:

(a) The alterations would not exceed the height of the existing roof (B1a)
(b) The alterations would not extend beyond the roof plane of the principal elevation (B1b)
(c) The cubic volume of the additions do not exceed 40 cubic metres (B1c)
(d) There are no verandas balconies, raised platforms or chimneys proposed and the soil vent pipe would be permitted by class G B1(d)
(e) The site is not within a conservation area (B1 (e)
(f) Matching materials are proposed (B2a)
(g) The edge of the dormer enlargement closest to the eaves would not be less than 20cm from the eaves of the original roof (B2b)
(h) The rooflight windows would not protrude beyond the plane of the roof by more than 150mm (C1)

In conclusion, it has been demonstrated that the proposed roof alterations would be permitted development not requiring a planning application.

Recommendation
Issue Certificate of Lawful Development for the proposed roof alterations

For the reason:-
The proposed development shown on the submitted drawing No. 01 entitled 'Proposed Loft Conversion' deposited 20 March 2012, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes B and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (As Amended in 2008).

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

Case Officer: Rebekah Smith Date: 3 May 2012

Authorised by: Jo Morin Date: 3 May 2012