Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1396/14

Site: **28 Overhill, Southwick, Brighton**
West Sussex, BN42 4WN

Proposal: **Lawful Development Certificate for proposed single storey rear extension and conversion of loft space with rooflights to side roofslopes**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a detached dwelling on the east side of Overhill. The application is seeking a Certificate of Lawfulness for a single storey rear extension to measure 3.2 metres in height with a false pitch, 3.6 metres in depth and 7.8 metres in width.

Also proposed is a loft conversion including the installation of two rooflights to the north and south side roofslopes and a rooflight to the rear roofslope.

Relevant site history

None

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey rear extension falls under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The provisions of Class A which are relevant to this case are as follows:

(a) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway

(e) the extension does not extend beyond the rear wall of the dwelling by more than 4m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is not at the side of the dwelling

(i) none of these provisions apply.

Conditions:

The external materials will match the existing house.

C. The rooflights fall under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The provisions of Class C which are relevant to this case are as follows:

(a) the rooflights will not protrude more than 150mm beyond the roof plane

(b) the alterations would not exceed the highest part of the original roof

(c) N/A

Conditions:

The rooflights on the north and south rooflsopes are to be obscure-glazed and non-opening below 1.7m above the floor of the room in which they are to be installed.

Recommendation

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 ground floor rear extension constitutes ‘development’ as defined by Section 55 of the Act and is ‘permitted development’ under Class A

of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

The proposed installation of rooflights constitutes ‘development’ as defined by Section 55 of the Act and is ‘permitted development’ under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Single storey rear extension and rooflights as shown on drawing numbers ros09/14/1 page 2 Block Plan and ros09/14/1 page 6 Proposed Layout received 13 October 2014 and drawing number ros09/14/1 page 5 Amended Proposed Elevations received 3 November 2014

Second Schedule

28 Overhill, Southwick

Is recommendation contrary to any representations? N/A

Case Officer signed: P Barnett Date: 3 November 2014

Authorised and signed by: Gary Peck Date: 5 November 2014