Expiry Date – 9th January

Development Control – Delegated Officer Report

Application Number: AWDM/1356/12 Recommendation – Issue

Site: 136 Greenacres, Shoreham

Proposal: Application for a Lawful Development Certificate for a proposed rear roof extension and two front rooflights.

Neighbours checked: Y

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to an end of terrace 1960's two storey gable ended house on the north side of Greenacres. This stretch of Greenacres does not have vehicle access. The site adjoins the cemetary to the east.

The property is not in a conservation area and is not a listed building.

A determination is sought as to whether a large rear roof extension and two front rooflights require planning permission. The original permission of 1966 does not include a condition preventing roof extensions under permitted development.

Relevant Planning History

03/57 – Rear conservatory – Granted 1.5.03

66/135 – 151 houses and garages. Granted 2/8/66.

Consultations

None conducted.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class B of Part 1 Schedule 2 of the GPDO planning permission is not required for roof extensions to dwellinghouses outside of conservation areas where:

- an extension does not exceed the height of the highest part of the existing roof;
- no part of the house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway;
- the cubic content of the resulting roof space would exceed the cubic content of the original roof space by no more than 40 cubic metres in the case of a terraced house;
- it would not consist of or include – the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Conditions of Class B require that materials used shall be of a similar appearance to those in the existing house; the edge of the enlargement closest to the eaves of the original roof shall, so far as is practicable, be not less than 20 cm from the eaves of the original roof.

Under Class C rooflights may be added to a roof where they do not protrude more than 150mm above the roof plane, exceed the highest part of the roof or result in the installation or alteration of a chimney or solar photovoltaics or solar thermal equipment.

The proposed roof extension does not exceed the highest part of the roof or extend beyond the plane of the front roofslope. It does not include a balcony or raised platform or the alteration, replacement of a chimney. The rear dormer is set more than 20cm up from the eaves line. The proposed roof works have a volume of approximately 24 cubic metres, well below the 40 cubic metres permissible.

The agent has confirmed matching materials will be used and that the front rooflights proposed will not project more than 150mm above the roofslope.

The roof extension and rooflights are permitted development

RECOMMENDATION

The proposal complies with the requirements of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 14/12/12

Authorised and signed by: PD Date: 17.12.12