Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/0069/13

Site: **30 Hammy Way, Shoreham By Sea**

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer and rooflight to front elevation and second floor side window.**

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in a street of bungalows in a residential suburb of Shoreham.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

- Flat roof rear dormer and part-hipped side gable with a total cubic content of 44.57m.
- Insertion of 1 no. rooflight in front elevation
- Insertion of 1 no. window in side elevation (obscured glass and fixed shut)

Relevant Legislation

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

Assessment

The application building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. No part of the development would exceed the height of highest part of the existing roof. No part of the development would extend beyond the plane of any existing roof slope facing a highway. The cubic content of the resulting roof space would not exceed 50 cubic metres. It would not provide for veranda, balcony or raised platform. The material used in any exterior work is of a similar appearance to that of the main house. The edge of the rear dormer is not less than 20 centimetres from the eaves of the original roof.

The roof light in the front roof slope would not protrude more than 150mm beyond the plane of the slope of original roof. The window in the east flank would be obscure glazed and non-opening. All materials would be similar in appearance to the existing.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawings Existing and Proposed Plans dated Dec 12 and the supporting documentation 'Certificate of Lawfulness 30 Hammy Way' received January 2013 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).

Case Officer signed:	Joanne Sanderson	Date: 12th Feb 2013
Authorised and signed by:	Jo Morin	Date: 13.02.13