Development Control – Delegated Officer Report

Application Number: AWDM/0817/18 Recommendation – APPROVE

Site: 14 Hawkins Close, Shoreham-by-Sea, BN43 6TL

Proposal: Application for a Lawful Development Certificate for proposed rooms in roof with hipped side gable to east elevation, rear dormer to north elevation and three rooflights to front (south) elevation.

Date of Site Visit: 21.06.2018

Site and Surroundings:

The application relates to a semi-detached bungalow on rising land. The entrance door threshold is situated some 0.75m above the ground level. The cul-de-sac comprises predominantly semi-detached bungalows some with existing front and rear dormers and hip to gable roofs.

The application site has a dog leg rear garden, with the rear garden of no. 13, angling across the rear of the application site, so that the side boundary crosses the rear windows of no. 14.

Proposal:

A Lawful Development Certificate is sought for:-

- hip to gable roof with a Half Hip end;
- rear (north), flat roof dormer measuring approx. 6.7m wide x 1.8m high x 2.3m deep creating a dormer of approx. 13.9 cubic metres;
- 3no. front rooflights

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, Part 1, Development within the curtilage of a dwellinghouse Permitted Development

Class B - Additions etc. to the roof of a dwellinghouse

Permitted Development

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

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 of Part 3 (changes of use)

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 side roof extension will be the same height as the existing roof; and the long rear dormer will be below the ridge of the existing roof. Therefore, the proposed roof 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 proposed dormer will be on the rear roofslope which is not a principal elevation and thereby conforms with this Class

However, the 3no.roof lights do project beyond the plane of an existing roof slope which forms the principal elevation of the dwelling house and fronts a highway. Each of them will be parallel to the existing roofslope by a height of 0.1m. The rooflights are covered by Class C 'Alterations to the roof of a dwellinghouse', (see below).

(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 calculation of the hip to half hip gable and the rear dormer is as follows:-
Calculate the hip to half hip gable as if it were going to a full hip –
4m x 10m x 5m then divided by 6 = 33.33 cubic metres

Calculate the 'void' of the half hap section that is not being constructed –
1.5m x 1.3m x 3m divided by 6 = 1 cubic metre

Subtract that from the full hip to gable calculation proceeding leaves a total of 32.33 cubic metres for the hip to half hip gable end.

For the rear dormer –
2.38m x 1.9m x .6.6m divided by 2 = 15 cubic metres

Add both these calculations together = 47.33 cubic metres

NB – all the above are approx. measurements, over approx. not under.

Therefore, the combined cubic content of the proposed rear dormer and hipped side gable does not exceed 50 cubic metres

(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

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

B.2 Development is permitted subject to:-

(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: The materials used for the roof enlargement are identified on the submitted plans as matching the existing tiles.

(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: The eaves will be in accordance with the above.

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: The application does not contain any rooflights or windows within the new side roof elevation.

Conclusion Class B: The provision of the hip to half hip gable together with the rear dormer will be permitted development by virtue of Class B.

The proposed works for the hip to half hip gable and the rear dormer constitute permitted development under Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class C – other alterations to the roof of a dwellinghouse

Permitted development

C. ***Any other alteration to the roof of a dwellinghouse.***

Development not permitted

C.1 Development is not permitted by Class C 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 alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: The rooflights would not project more than 150mm beyond the plane of the roofslope.

c) The height of the highest part of the alteration would exceed the highest part of the original roof;

Analysis: The rooflights would not exceed the highest part of the original roof;

(d) it would consist of or include:-
i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

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

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-
a) obscure-glazed, and
b) 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: The development does not include any elements in a) or b).

Recommendation

Issue a Lawful Development Certificate for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and Class C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Case Officer: Eve Hearsey Date: 28.06.2018

Authorised by: Peter Barnett Date: 29 June 2018