Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/1494/12

Site: **19 Whiterock Place, Southwick**

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer and 2 no. roof lights in front roof slope**

Proposal, Site and Surroundings

The application property is a mid-terraced two-storey property with rendered walls. It is situated in a residential street in a suburb of Southwick.

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 to measure 2.5 metres in height, 3.2 metres in length, and 4.5 metres in width

- Insertion of 2 no. roof lights in front roof slope

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 be 18 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 dormer is not less than 20 centimetres from the eaves of the original roof.

The roof lights in the front roof slope would not protrude more than 150mm beyond the plane of the slope of original roof, and would not be higher than the highest part of the original roof.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawings 04 titled BLOCK and Location Plan; 02 titled Plans & Elevations As Proposed date valid 05-12-2012 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).

Case Officer signed:	Matthew Porter	Date: 6-01-2013
Authorised and signed by:	Peter Barnett	Date: 7 February 2013