DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0815/13

Site: **15 Fowey Close**

Proposal: **Application for a Lawful Development Certificate for proposed rooms in roof**

SITE AND SURROUNDINGS:

The application property is a detached bungalow in a quiet residential cul-de-sac off from Shoreham Beach. The application site is located in an outer residential suburb of Shoreham.

PROPOSAL:

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:

A gabled rear roof extension to measure (at maximum) 3.4 metres in height, 6.3 metres in length, and 4.2 metres in width

Hip-to-gable roof extension to measure (at maximum) 3.4 metres in height, 8.5 metres in length, and 4 metres in width

(Flat roof rear and front dormers are shown in 'outline' as a possible future building operation)

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 building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. No part would be higher than the highest part of the existing roof. No part would extend beyond the plane of any existing roof slope fronting a highway. The cubic volume of the dormer would not exceed 50 cubic metres (it would 41.35 once the volume of the hipped roof of the existing single storey rear extension is deducted from the volume of the new roof additions). The exterior materials used would be of

a similar appearance. The edge of the enlargement closest to the eaves would not be less than 20 cms. The side windows proposed are to be obscured glazed and fixed shut not less than 1.7 metres above the finished floor level.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing Nos. 101 Rev P2 and 11 date received 28-08-2013 and titled Site Plan and Block Plan date valid 04-07-2013 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 29-8-2013

Authorising Officer
Sign Pete Devonport Date 29-8-2013