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# Development Control – Delegated Officer Report

**Application Number: ADC/0688/07** **Recommendation – Issue Certificate**

**Site:** **122 Downsway Southwick West Sussex BN42 4WD**

**Proposal:** **Proposed extensions to side and rear of roof (application for Certificate of Lawfulness)**

## The Application

The application site is a semi detached bungalow located within a street of similar properties within the built up area of Southwick. The bungalow as existing has a front garden with no off street parking, and a rear lawn.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. It is proposed that the loft of the bungalow will be converted to provide living space in the form of two bedrooms and a bathroom. Two dormers are proposed both with pitched roofs to the side and rear of the bungalow.

The side dormer is 2 metres wide, has a maximum depth of 1.8 metres and matches the ridge height of the bungalow. The rear dormer is larger at a width of 5.5 metres, maximum depth of 2.9 metres and again is the same height as the ridge of the existing bungalow.

As existing there are no buildings or structures within the curtilage of the dwelling house and there have been no extensions added to the building.

## Consultations and Representations

***Third Parties:*** - No third party representations have been received.

## Relevant Planning Legislation

Town and County Planning (General Permitted Development) Order 1995 Schedule 2 Part 1. 'Development within the Curtilage of a dwelling house.'

**Class B. The Enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

## Planning Assessment

The proposed dormers are to the side and rear of the dwelling therefore would not extend beyond the plane of any existing roof slope which fronts a highway. The dormers would also not exceed the highest point of the roof.

The total volume of the dormers is calculated to be just under 40 cubic metres, the permitted development rights for extensions to the roof in this case allow extensions to add up to 50 cubic metres. Calculations have been presented which accompany the application and these have been checked. The total volume for the proposed dormers is 39.85 cubic metres.

## Recommendation

Issue Certificate of Lawfulness for Proposed Development.

**Reason:** - The proposal constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995 (as amended)

Case Officer... J Barker ..... Date... 24/11/07.