Expiry Date - 20/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0223/10 **Recommendation – Permit Application**

Site: **184 Downside Shoreham-by-Sea West Sussex BN43 6HD**

Proposal: **Application for Certificate of Lawfulness for proposed hip to gable roof extension and enlargement of rear dormer**

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached bungalow. The property is located within the built up area of Shoreham on the north side of Downside.

The dwelling has already had a loft conversion comprising of a room in the roof with a rear dormer window. The proposals under consideration consist of an extension to the east side of the existing rear dormer. A proposed front dormer, and a full hip to gable extension. A front dormer has previously been granted planning permission under ADC/0286/09.

The amended plans PD/331/08/01/H show the proposed rear dormer would be:- 4.25 m wide, by 2.7m high, by 3.7m deep. However the dormer would intersect with an existing original hipped roof projection to the east side of the rear roof slope. Therefore the volume of the rear dormer has been calculated in two parts (east and west). The volume of the west side would be 11.24 cubic metres, with east side being less (due to the intersecting hip roof) and would be 5.98 cubic metres. The hip to gable extension would be to be 9.2m wide, by 3.6m high, by 4.1m deep with a volume of 22.6 cubic metres.

The front dormer window proposed under ADC/0286/09 would be 2.5m wide, by 2.4m high, by 3.2m deep with a volume of 9.6 cubic metres.

Total volume of roof extensions – 49.42 cubic metres.

Relevant Planning Legislation

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

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

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Planning Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The rear dormer window and hip to gable extension constitute the enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Class B).

The relevant Class B of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargements. It contains a number of limitations:-

Class B.

(a) The development must not exceed the highest part of the existing roof of the house – the proposed development meets this requirement.
(b) Must not extend beyond a roof plane forming the principal elevation of the original dwelling and facing the highway – the proposal meets this requirement as it is at the rear and side. The front dormer is subject tio planning permission ADC/286/09.
(c) The cubic content of the resulting roofspace would exceed that of the original roofspace by more than 50 cubic metres – the proposed additions would total 49.42 cubic metres in volume.
(i) Must not be the construction of a veranda, balcony, or raised platform – the proposals do include any of the above.
(ii) Must not include the alteration of a soil and vent pipe - the proposal does not include a soil of vent pipe.
(d) N/A (as it is not in a Conservation Area)

It also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – the proposal is considered to meet this requirement as the applicants agent has stated by email that the exterior of the will match the existing. As regards the flat roof, Government guidance states that this should not normally be regarded as being of dissimilar appearance where the roof surface cannot be viewed from ground level.
(b) The edge of the enlargement shall not be less than 20cm from the eaves of the original roof – it meets this requirement as it is stated to be 0.3m from the eaves.
(c) The applicants agent has stated that the side window in the proposed gable will be obscurely glazed and fixed shut below 1.7m from internal floor level.

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Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: Proposed hip to gable roof extension and enlargement of rear dormer (as shown on amended plan PD/331/08/01/H)

Land at: 184 Downside, Shoreham-by-Sea shown outlined in red on the 1:1250 plan

Reason:- The proposed building works fall within the definition of 'development' as defined by section 55 of the Act.

The hip to gable extension and rear dormer constitute the enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Class B).

As shown ~~with~~ on the amended plan PD/331/08/01/H they comply with the provisions of the relevant Class B of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer Carlos Hone Date 16/7/10