# Development Management – Delegated Officer Report

**Application Number: AWDM/0104/17 Recommendation – APPROVE**

**Site: 11 Downland Avenue Southwick**

**Proposal: Lawful Development Certificate for proposed rooms in roof with side hip to gable roof extension to east elevation and rear dormer to north elevation.**

**Neighbours checked: N/A**

**Proposal, Site and Surroundings**

The application site is a two storey semi-detached dwelling in a street of similar properties. The property is not located within the Conservation Area and is not a listed building. The authorised use is a dwelling house (Class C3.) Its 'permitted development rights' are intact.

There is currently an application for a single storey side and rear extension at the property, AWDM/0103/17, this has not yet been determined and does not impact upon this application.

It is proposed that the dwelling is to be altered with a hip to gable roof extension with rear flat roof dormer and front rooflights. The extensions will provide a master ensuite in the roof space.

**Relevant Legislation**

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse. Classes B and C.

**Planning Assessment:**

The volume of the proposed roof addition (measured from the plans at 43 cubic metres) would not exceed the permitted allowance of 50 cubic metres. The materials to be used are to match those as existing. No part of the proposed dormer would be higher than the highest part of the existing roof. No veranda/balconies/raised platform is involved. A minimum 20 cm set-back would be retained between the vertical face of the dormer and the eaves. The front rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof. This is stated on the submitted planning application forms. The proposed dormer is to the rear of the dwelling. There are no windows proposed on the side gable.

**RECOMMENDATION:**

Issue Certificate of Lawfulness for Proposed Development

**REASONS FOR RECOMMENDATION:**

The proposed rear dormer, hip to gable extension and front rooflights shown on Drawing nos. 16/1181/1/02 16/1181/03, Location and Block plan and associated application forms - received 23rd January 2017 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

**DELEGATED**

Case Officer: Hannah Barker Date: 14th February 2017

Authorised by: Jo Morin Date: 14.02.2017