Development Management - Delegated Officer Report

Application Number:AWDM/0452/13

Recommendation – Issue Certificate

Site: **9 Lancing Close, Lancing**

Proposal: **Application for Lawful Development Certificate for proposed rear dormer with juliet balcony and front rooflight windows.**

Date of site visit: 16 May 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a two storey terrace house located on the east side of Lancing Close. The street comprises similar houses arranged around a central communal green. The house has previously been extended with a single storey rear extension.

A Certificate of Lawfulness is sought for a proposed rear dormer extension which would measure approximately 4.3 metres in width by 2.7 metres in height and 3 metres in depth. The drawings confirm that the dormer would be set back at least 200mm from the edge of the eaves and that matching materials are proposed. The rear dormer would include a juliet style balcony. Two front rooflight windows are proposed which are shown not to protrude more than 150mm from the plane of the roof.

Relevant site history
No relevant history.

Consultations
Lancing Parish Council – no comments

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extension meet the relevant criteria of Classes B and C, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

B.1 (a) The proposed development would not exceed the highest part of the roof;

(b) the dormer is proposed to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(c) the cubic volume of the resulting roofspace would not exceed the original roofspace by more than 40 cubic metres;

(d) the development would not include the provision of a veranda, balcony or raised platform (i), and alterations to the chimney/soil/vent pipe are within the provisions of Class G;

(e) The site is not within a conservation area.

B.2 (a) Matching materials are proposed;

(b) The dormer is set more than 20cm from the eaves of the original roof;

(c) There are no side windows proposed.

C.1 (a) The proposed rooflight windows would not protrude more than 150mm beyond the plane of the original roofslope;

(b) The rooflight windows would not be higher than the existing roof;

(c) The alterations to the chimney and Soil/Vent pipe are permitted by Class G

C.2 There are no side windows proposed.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on drawing number DS/BAZEN/01 entitled ‘Proposed Loft Conversion' deposited 16 April 2013 and on drawing number DS/BAZEN/02 entitled ‘Location Plan’ deposited 16 April 2013 and on unnumbered Block Plan deposited 16 April 2013, complies with the provision for ‘permitted development’ by virtue of Classes B, C and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date:3 June 2013

Authorised by: Peter Barnett Date: 7 June 2013