Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE LDC**
AWDM/1051/13

Site: **88 Sompting Road, Lancing**

Proposal: **Application for Certificate of Lawfulness for proposed dormer windows on east and west side elevations.**

Proposal, Site and Surroundings

The application property is a detached bungalow in a street of bungalows and houses in a residential suburb of Lancing.

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 flat roofed dormer on either side of the roof pitch with a total cubic content of 42.69
- Materials will be of similar appearance to the existing property.
- All side windows will be obscure glazed and fixed shut up to 1.7m above first floor level.

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 application building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. No part of the development would exceed the height of highest part of the existing roof. No part of the development would extend beyond the plane of any existing roof slope facing a highway. The cubic content of the resulting roof space would not exceed 50 cubic metres. It would not provide for veranda, balcony or raised platform. The material used in any exterior work is of a similar appearance to that of the main house. The windows in the side elevations would be obscure glazed and non-opening. All materials would be similar in appearance to the existing.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawings Existing Details 01' and 'Proposals 03a' and the supporting documentation received September 22nd 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) Order 1995 (as Amended in 2008).

Case Officer signed:	Joanne Sanderson	Date: 10th October 2013
Authorised and signed by:	Jo Morin	Date: 11 Oct 2013