**Development Management - Delegated Officer Report**

**Application Number:AWDM/0275/13**

**Recommendation – Issue Certificate**

**Site:** **22 West Lane, Lancing**

**Proposal:** **Application for Lawful Development Certificate for a proposed hip to gable roof extension and enlarged rear dormer**

**Date of site visit:** 4 April 2013

**Neighbours checked: n/a**

**Additional neighbour notifications: n/a**

**Proposal, Site and Surroundings**

The application site comprises a semi detached bungalow located on the west side of West Lane. The area is predominantly residential area with a mix of dwelling types. The Globe Primary School is to the immediate north of the site. To the rear of the site a modern residential development of 2 storey housing in Craven Court.

A Certificate of Lawfulness is sought for a hip to gable extension and to enlarge the existing rear dormer window so that it would measure approximately 6.5 metres in width and vary in height from 1.2metres at the northern end to 2.6 metres at its southern end and likewise vary in depth from 1.8 metres to 3.7 metres. There is an existing front dormer extension that would remain unaltered.

Materials would match existing.

**Relevant site history**
The original house pre-dates planning records.

1-6 Craven Court - ADC/334/06 granted planning permission demolish 22,24,26 West Lane and redevelop with a chalet bungalow, terrace of 3 houses to front and 6 semi detached houses to rear. Whilst a bungalow and 6 houses have been built, the part of the site relating to no.22 and 24 were not implemented.

**Consultations**
Lancing Parish Council have confirmed that they have 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 Class B, 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 50 cubic metres;

(d) the development would not include the provision of a veranda, balcony or raised platform, or alterations/installation/replacement of chimney or soil/vent pipe

(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.

**Recommendation**

**ISSUE CERTIFICATE** for the reason:-

The proposed development, as shown on drawing number 13/819/01 deposited 5 March 2013 and on drawing number 13/819/02 deposited 5 March 2013, complies with the provision for 'permitted development' by virtue of Class B 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: 29 April 2013

Authorised by: Peter Barnett Date: 29 April 2013