# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – ISSUE**
**AWDM/0737/12**

**Site:** **11 Monks Close Lancing**

**Proposal:** **Application for Certificate of Lawfulness for proposed rear dormer and front rooflights**

**Proposal, Site and Surroundings**

The application property is a mid terraced two-storey building. The front garden is put over to driveway. An alleyway runs to the rear of the site.

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 roof rear dormer to measure 2.2 metres in height, 5.2 metres in length, and 3.5 metres in depth

- Insertion of 2 no. roof lights in front roof slope

**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 the highest part of the existing roof. No part of the development would extend beyond a wall which fronts a highway and forms the principal elevation of the main house. The cubic content of the resulting roof space would not exceed 40 cubic metres. It would not provide for a veranda, balcony or raised platform. Not less than 20 centimetres would be retained between eaves of the original roof and the bottom edge of the dormer. The materials used in any exterior work shall be of a similar appearance to that of the main house.

The roof lights in the front roof slope would not protrude more than 150mm beyond the plane of the slope of original roof. It would not be higher than the highest part of the original roof.

**Recommendation**

Issue Certificate of Lawfulness for Proposed Development

**REASONS FOR RECOMMENDATION:**

The proposed development shown on the submitted drawings titled *11 Monks Close, Lancing* dated and validated 14-06-2012, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes B and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (as Amended in 2008).

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| Case Officer signed: | Matthew Porter | Date:02 -07-2012 |
| Authorised and signed by: | Peter Barnett | Date: 02-07-2012 |