Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0847/12

Site: **96 The Crescent Southwick BN42 4LG**

Proposal: **Application for Lawful Development Certificate for proposed dormer extensions to east and west roofslopes**

Date of site visit: 31 July 2012

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site comprises a detached chalet style bungalow located on the south side of The Crescent, west of its junction with Springate Road.

This is a predominantly residential area with a mix of bungalows and two storey houses.

The applicant has requested a Certificate of Lawfulness for proposed alterations to the roof involving the construction of dormer extensions to the east and west roofslopes.

To the east, two dormer extensions are proposed either side of an existing dormer each measuring 2.5 metres in height and 1.7 metres in depth and with widths of 4 metres and 4.6 metres.

To the west the dormer enlargement would measure 1.7 metres in depth, 2.5 metres in height and 10.7 metres in width, spanning almost the whole width of the roofslope.

The applicant has confirmed the use of matching materials and that all side windows would be obscure glazed and non opening up to 1.7 metres above the floor level.

Relevant site history
The house was built in the 1930s and there is no relevant planning history.

Consultations
None relevant

Representations
None

Relevant Planning Policies
None relevant

Planning Assessment

The relevant test for such an application is whether the applicant has proven that the proposals are permitted development and so the application has been assessed against the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 which came into force on 1 October 2008.

The applicant has provided drawings showing the proposed alterations to support the claim that the development is permitted development and has confirmed the use of matching materials.

The house enjoys the benefit of permitted development rights and so the relevant class of Part 1 of the Order, against which the application should be assessed, is Class B which relates to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

It is considered that the proposed dormer windows, would be permitted development under Class B for the following reasons:

1. The alterations would not exceed the height of the existing roof (B1a)
2. The alterations would not extend beyond the roof plane of the principal elevation (B1b)
3. The cubic volume of the additions do not exceed 50 cubic metres (either inclusive or exclusive of the existing dormer)(B1c)
4. There are no verandas balconies, raised platforms or soil vent pipes proposed and the removal of the chimney would be permitted development (B1(d)
5. The site is not within a conservation area (B1 (e)
6. Matching materials are proposed (B2a)
7. The edge of the dormer enlargement closest to the eaves would not be less than 20cm from the eaves of the original roof (B2b)
8. The side windows would be obscure glazed and non-opening 1.7 metres above the finished floor level (B2 c)

In conclusion, it has been demonstrated that the proposed roof alterations would be permitted development not requiring a planning application.

Recommendation
Issue Certificate of Lawful Development for the proposed roof alterations

For the reason:-
The proposed development shown on the submitted drawings entitled ‘Existing Details 96 The Crescent Southwick’ and ‘Proposed Details 96 The Crescent Southwick’ deposited 10 July 2012, 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).

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

Case Officer: Rebekah Smith Date: 31 July 2012

Authorised by: Peter Barnett Date: 1 August 2012