Development Management – Delegated Officer Report

Application Number: AWDM/1807/17 Recommendation – APPROVE

Site: 196 Old Shoreham Road, Shoreham-By-Sea

Proposal: Application for Certificate of Lawfulness for proposed rear dormer with Juliet balcony and front roof lights.

SITE AND SURROUNDINGS:

The application site relates to an end of terrace two storey dwelling located within a residential road on the eastern side of Old Shoreham Road.

A planning application has been submitted for a front inverted dormer AWDM/1805/17 this has been recommended for approval. This development is not included within the current scheme here which is as set out below: -

PROPOSAL:

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) Order 2015 as amended.

The proposed works would include the creation of a rear flat roof dormer and two roof lights to the front elevation. The dormer would measure 5.2 metres wide, 2.5 metres high with a maximum depth of 3.7 metres.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 1, Class B (enlargement to the roof of a dwelling house) and Class C (any other alteration to the roof).

ASSESSMENT:

The building is not on article 1(5) land and there are no Article 4 Directions on this property. There are also no permitted development restrictions relating to extensions on this property.

The rear dormer extension would not exceed the height of the highest part of the existing roof and no part of the roof extensions would extend beyond the plane forming the principal elevation fronting a highway. The proposed dormer extension would not create a volume in excess of 50 cubic metres. The dormer extension would incorporate external finishes to be similar in appearance to the existing house. The bottom edge of the proposed dormer would be more than 20cm from the eaves

of the existing dwelling. It is therefore considered that the proposed roof extensions would meet the requirements and conditions of Class B of the GPDO.

The front roof lights would sit flush with the existing roof and would not therefore protrude more than 150mm from the existing roof plane. The proposed roof lights would therefore meet the requirements of Class C of the GPDO.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer extension and front roof lights shown on Drawing No. MCD 1701-02 made valid 20th November 2017 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and Class C, Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 (as amended).

DELEGATED

Case Officer Sign	Hannah Barker	Date	8th January 2018
Authorising Officer Sign	Peter Barnett	Date	8 January 2018