Expired
23/9/08
CPC

Development Control – Delegated Officer Report

Application Number: ADC/0376/08 **Recommendation – Issue Certificate**

Site: **114 Upper Brighton Road Sompting Lancing West Sussex**

Proposal: **Proposed conversion of roofspace to provide additional rooms and erection of rear dormer (application for certificate of lawfulness)**

The Application

The application site is located within the built up area of Sompting, north of the A27. A semi detached pitched roof bungalow within a row of similar style bungalows. To the east is an attached bungalow, No. 112 with an existing single storey flat roof rear extension. To the east is a detached bungalow with a single storey flat roof extension to the rear. There is a garden to the front of the bungalow, the property has no vehicular access or off street parking.

The application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The conversion of the roof space is proposed to provide additional rooms with the erection of a rear flat roof dormer. The dormer has a maximum height of 2.8 metres, is 4.8 metres in width with a maximum depth of 3 metres.

Third Parties: **-** No third parties representations have been received.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

Class B: - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Assessment

The proposed dormer will be located on the rear roof plane, not fronting a highway or forming a principal elevation. The dormer will not exceed the existing ridge line of the bungalow. The dwelling is not in article 1 (5) land and is semi detached. The dimensions of the dormer 2.8 x 4.8 x 3 create a volume of 40.3 cubic metres, below the 50 cubic metre threshold for semi detached properties.

The proposal does not include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe. The materials proposed will match existing.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Shown on the amended plan (Drawing no. 302 rev. C) rec'd on 10 October 2008

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

Case Officer.....Date...21/10/08.

PB 21/10/08