Development Control – Delegated Officer Report

Application Number: AWDM/0672/15 Recommendation – APPROVE

Site: 194 Downside Shoreham-By-Sea West Sussex

Proposal: Application for Certificate of Lawfulness for proposed hip to gable roof extension and rear dormer.

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow located in north Shoreham in a street of similar properties.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

A rear flat-roof dormer extension to the existing roof with hip to gable extension and front roof lights. The dormer is 6.8 metres wide, 2.6 metres high and has a maximum depth of 3 metres, measured externally. The volume of the dormer is 26.5 metres cubed. Also proposed is 2 roof lights to the front roof slope. The applicant has confirmed that the roof lights on the front roof slope will not project more than 150mm from the existing roof plane of the roof.

Also proposed is a hip to gable extension. The ridge is to be extended by 4.1 metres. There is a window proposed in the gable end which is to be obscurely glazed and non opening except for where it is over 1.7 metres from finished floor level. Together the hip to gable extension and rear dormer will not exceed 50 cubic metres in volume.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse.

Class B

ASSESSMENT:

The dwellinghouse has permission as a dwellinghouse.

No part of the dwellinghouse as a result of the works would exceed the height of the highest part of the existing roof.

No part of the dwellinghouse would, as a result of the works extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway. The dormer is to the rear.

The increase in volume would not exceed 50 cubic metres

There would be no balcony raised platform or verandah.

Materials are to match.

The dormer is set in from the eaves the eaves remain unchanged.

A window is proposed on the side gable. The applicant's agent has confirmed that this window will be obscurely glazed and non openable unless more than 1.7 metres above the internal floor level.

Class C

Any other alteration to the roof of a dwelling house.

The roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer extension, front roof lights and hip to gable extension as shown on Drawing no. 01 and 02 Rev E received 8th May 2015 and clarified in the email from the agent received on 1/06/15 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and Class C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015

DELEGATED

Case Officer Sign: - Hannah Barker Date 1st June 2015

Authorising Officer Sign: Jo Morin Date: 02.06.2015