Development Management - Delegated Officer Report

Application Number:
AWDM/01598/16

Recommendation – Issue Certificate

Site: **10 Querneby Close, Shoreham by Sea**

Proposal: **Application for Lawful Development Certificate for proposed two roof lights to front and two rooflights to rear elevations**

Date of site visit: 7 November 2016

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings
The site relates to an end of terrace two storey house, fronting Querneby Close. It is sited within a row of five matching terraced houses with other matching terraces to the east within Querneby Close and St Julians Lane to the east. The site lies within the Kingston Buci Conservation Area.

A Certificate of Lawfulness is sought for two rooflight windows to the front roofslope and two rooflight windows to the rear roofslope. The application details confirm that the rooflights would not protrude more than 150mm.

Relevant site history
AWDM/1593/16 Single storey rear/side extension (Re submission of AWDM/0245/16) Approved 14.12.2016

AWDM/0245/16: Rooms in roof with rear dormer and front rooflights and single storey extension to side and rear.

Refused on 16.06.2016 for the following reasons:

Having regard to the scale and design of the existing building and character of the area, the proposed dormer extension would result in an incongruous and unsympathetic form of development, giving an excessively bulky and top heavy appearance to the roof. As such the proposal would fail to preserve or enhance the character and appearance of the Conservation Area. The proposal therefore conflicts with Saved Policies AG1, AB4, AH7 of the Adur District Local Plan 1996 and the policies of the National Planning Policy Framework 2012.

AWDM/0143/16: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Kingston Buci Conservation Area Permitted 11.03.2016

SU/0295/60 is the original approval and condition 2 removes permitted development rights for fences at the front.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal. The planning history does not indicate any removal of permitted development rights.

Therefore the relevant test is whether the proposed roof alterations meet the relevant criteria of Class C Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

C.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q;

(b) the rooflight windows 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;

(c) it would not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe other than as permitted by Class G, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 no side windows are proposed.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the Drawing Number DS/01/QUER entitled 'Existing Plans Existing Elevs', drawing number DS/02/QUER entitled 'Proposed Plans Proposed Elevs', and in unnumbered site location plan and block plan deposited 27 October 2016, complies with the provision for 'permitted development' by virtue of Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended.

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

Case Officer: Rebekah Smith Date: 19 December 2016

Authorised by: Peter Barnett Date: 20 December 2016