Development Management – Delegated Officer Report

Application Number: AWDM/1901/16 **Recommendation – ISSUE**

Site: **108 Harbour Way**

Proposal: **Lawful Development Certificate for proposed rear dormer and 4 no. roof lights, and 1 no. side window (obscured glass with no openings under 1.7 metres from floor finish).**

Neighbours checked: N/A

Proposal, Site and Surroundings

The application site is a two storey dwellinghouse building in a street of similar properties.

The property is not located within the Conservation Area and is not a Listed Building. The authorised use is a dwelling house (Class C3.) Its 'permitted development rights' are intact.

It is proposed that the dwelling is to be altered with flat roof rear dormer to measure 2.5 metres in height, 3.5 metres in length, and 5.6 metres in width, 4 no. front roof lights, and 1 no. side window (obscured glass with no openings under 1.7 metres from floor finish).

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 Classes B and C.

Planning Assessment:

The total volume of the proposed roof addition is 24.58 cubic metres. This would not exceed the permitted volume allowance. The materials to be used are similar to those as existing. No part of the proposed dormer would be higher than the highest part of the existing roof. No veranda/balconies/raised platform is involved. A minimum 20 cm set-back would be retained between the vertical face of the dormer and the eaves. The rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof. The proposed dormer is to the rear of the dwelling. A new window is proposed on the new side gable. This window is labelled on the plans to be obscurely glazed and fixed shut and non-opening below 1.7 metres above finished floor level.

The agent has confirmed the dashed line is central to the party wall which is also shown on the floor plans. Essentially the application will not be building over this centre line of the party wall.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer and 4 no. roof lights, and 1 no. side window (obscured glass with no openings under 1.7 metres from floor finish) shown on Drawing no. 02 Rev A date valid 23-12-2016 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but they are permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer: Matthew Porter Date: 13-02-2017

Authorised by: Peter Barnett Date: 13 February 2017