Expiry Date - 17/09/2019

Development Control – Delegated Officer Report

Application Number: AWDM/1140/19 Recommendation – APPROVE

Site: 222 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6BG

Proposal: Application for a Lawful Development Certificate for proposed hip to gable roof extension and rear dormer and alterations to side window at first floor level and front roof lights.

Site visit: N

Proposal, Site and Surroundings

The applicant has proposed a hip to gable roof extension on the east roof elevation; rear dormer to the north elevation, installation of a window alongside alterations to another window to the east side elevation and 2no. roof lights to the front south roof elevation, on a semi-detached dwelling in the ward of Buckingham in Shoreham-By-Sea. The site does not lie within a Conservation Area nor is it affecting the setting of a Listed Building. There are no Tree Protection Orders in effect in or around the site.

It is noted that there are no relevant planning permissions which would affect or be affected by the proposed

It is noted that there are no previous planning decisions with conditions restricting development or removing permitted development rights of the property.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse Permitted Development

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

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: *The proposed development would not result in any part of the alterations being higher than the peak of the existing roof*.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: *The principal elevation of the dwellinghouse would not be extended beyond by the proposed developments*

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: *Measurements taken from the scaled drawings show that the proposed development would only increase the roofspace by 48.33 m^3 (volume of dormer which is 22.81 added to volume of hip to gable which is 25.52 m^3) therefore would not exceed the limits set by the above criterion.*

(e) it would consist of or include:-
i) a verandah, balcony or raised platform or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: *These criteria are not relevant to this application given the scope of the proposed development which shall not include the above.*

(f) the dwellinghouse is not on article 2(3) land

Analysis: *The dwelling house is not sited within article 2(3) land.*

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: *It has been stated within the proposed plans that the materials would be similar in appearance to that of existing materials*

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: *The proposed development would maintain the existing eaves and be positioned (according to dwg. 219/570/23) 250 mm back from them, in line with the external wall of the original dwelling house.*

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-
i) obscure glazed and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *The proposed alterations to the side elevation would affect two windows, which (according to email from the agent, dated 22.07.19) are confirmed to abide by the above criteria. The remainder of the criteria is not relevant given the scope of the proposal.*

Class C – Alterations to the roof of a dwelling house

C.1 Development is not permitted by Class C if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: *The proposed development would adhere to constraints set by the above criteria.*

c) The height of the highest part of the alteration would exceed the highest part of the original roof;

The proposed development would adhere to constraints set by the above criteria.
(d) it would consist of or include:-
i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: *The development does not include any elements in i) or ii).*

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-

a) obscure-glazed, and
b) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *This criteria is not relevant given the scope of the proposal as the two rooflights are to the front of the property.*

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: *Benjamin Marshall* Date: 12th September 2019

Authorised by: Peter Barnett Date: 12 September 2019