Expiry Date - 04/12/2019

Development Control – Delegated Officer Report

Application Number: AWDM/1562/19 Recommendation – APPROVE

Site: 26 Eighth Avenue Lancing West Sussex BN15 9XD

Proposal: Application for Certificate of Lawfulness for hip to gable roof extension to West elevation, rear dormer, front roof lights and 2nd floor non-opening obscure glazed side window.

Site visit: N

Proposal, Site and Surroundings

The applicant has proposed a hip to gable side extension to the west elevation with one obscurely glazed window, a rear dormer on the south roof elevation; and installation of two rooflights to the front north elevation, on a semi-detached dwelling in the ward of Mash Barn. 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 on or surrounding the site.

Prior approval was granted for a rear extension under reference AWDM/1563/19 however this would not affect or be affected by this development.

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

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 dormer 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: *This criterion is not relevant to this application given the scope of the proposed development, as the extensions are to the side and rear elevations*

(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 33.65 m^3 (11.05 (Gable Volume) + 22.6 (Dormer Volume)) 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, as the extension is a dormer and 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 and supporting statement 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. 2019/139, dated 09.19, and the supporting statement) 200 mm back from them, back from 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 development to the side elevation would contain one window, which (according to dwg. 2019/139, dated 09.19) is confirmed through labels and distance measurements to abide by the above criteria.*

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 as confirmed by the supporting statement and dwg. 2019/139, dated 09.19*

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 as the rooflights would not exceed the highest part of the original roof.

(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 criterion is not relevant to the proposal as the rooflights are to the principal roof elevation.*

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.

Case Officer: *Benjamin Marshall* Date: 07th November 2019

Authorised by: Peter Barnett Date: 7 November 2019