Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0934/11

Site: **176 Downside, Shoreham-by-Sea, West Sussex BN43 6HD**

Proposal: **Application for Lawful Development Certificate for proposed loft conversion to include hip to gable side roof extension and rear dormer.**

Date of site visit: 19.10.11

Neighbours checked: N/A

Additional neighbour notifications: N/A

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached hip roofed bungalow. The dwelling is located within the built up area of Shoreham on the north side of Downsway.

The dwelling is hip roofed, with a small gabled front projection, matching the design of the attached neighbour (No.178).

The proposals under consideration consist of the enlargement of the roof to accommodate an additional three bedrooms with a bathroom.

The submitted plans show a hip to part-hipped gable side extension, a rear dormer window, and a front facing roof light.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or GPDO. Schedule 2 Part 1 Development within the curtilage of a dwellinghouse.

Class B:- The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
Class C:- Any other alteration to the roof of a dwellinghouse.

Planning Assessment

The proposals are clearly ‘development’ as defined by section 55 of the T&CP Act 1990.

The relevant Class A, B, and Class C of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995

(as amended in 2008) confers permission (termed 'permitted development') for such enlargements and alterations. They contain a number of limitations:-

Class B

(a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof. The proposals would extend the existing roof ridge, however it would be no higher.

(b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The proposals would be to the side and rear of the dwelling.

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 50 cubic metres. The main roof extensions would have a volume of 47.4 cubic metres.

(d) It would consist of or include –
(i) the construction or provision of a veranda, balcony or raised platform; N/A
Or **(ii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe; N/A

(e) The dwellinghouse is on article 1(5) land. The dwelling is not sited within a conservation area, a national park, an AONB, the Broads, or an area specified for the purposes of 41(3) of the Wildlife and Countryside Act 1981(b).

Class B also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – The plans state that the materials will match.

(b) The edge of the enlargement closest the eaves of the original roof shall, as far as practicable, be not less that 20cm from the eaves of the original roof. The dormer meets this requirement as it would be 1.1m from the eaves.

(c) Any window inserted on a wall or roof slope forming the side elevation of the dwellinghouse shall be –

(i) Obscure-glazed. The proposed window in the side roof extension would comply.

(ii) And, 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. The applicant's agent has confirmed the openable top hung light would be more than 1.7m from the internal floor level.

Class C

(a) The alteration would protrude more than 150mm from the plane of the slope of the roof. The applicant's agent has confirmed that the roof light would project by 118mm only.

(b) It would be higher than the highest part of the roof. The rooflights would comply with this condition.

(c) N/A

Class C also contains conditions:-

Any window permitted by Class C located on the side of the dwelling must be **(a)** obscurely glazed and **(b)** fixed shut below 1.7m. N/A

Recommendation

That a Certificate of Lawfulness is issued.

Description: Proposed loft conversion to include hip to part-hip gable side roof extension and rear dormer.

Land at: 176 Downside, Shoreham-by-Sea, West Sussex BN43 6HD

The proposal constitutes 'permitted development' under Class B, and C of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer: Carlos Hone Date: 12.11.11.

Authorised by: Jo Morin Date: 13.12.11