Development Management – Delegated Officer Report

Application Number: AWDM/0255/16 Recommendation – APPROVE

Site: 5 The Lynchetts, Shoreham-By-Sea, West Sussex

Proposal: Application for Lawful Development Certificate for proposed rooms in roof with rear dormer to south elevation and two rooflights to front (north) elevation.

Neighbours checked: N/A

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling in a cul-de-sac of similar properties. There is a front lawn and hard stand with driveway that runs to the eastern side of the dwelling. There is a flat roof single garage set back to the side/rear of the main house there is also an existing rear conservatory with lean to roof. Consent has recently been granted for the removal of the conservatory and garage and a proposed single storey, wrap around extension, AWDM/1259/15.

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 a flat roof dormer is to be inserted into the rear roof slope along with two front roof lights.

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 20 cubic metres. This would not exceed the permitted allowance of 50 cubic metres. 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 front rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof. This has been confirmed by an email from the agent. The proposed dormer is to the rear of the dwelling.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer and front rooflights shown on Drawing nos. 22, 20 Rev A, 19 Rev A, 18, 17,Evidence Statement dated 24th February 2016 and email dated 8th March 2016 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is 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: Hannah Barker Date: 8th March 2016

Authorised by: Jo Morin Date: 08.03.2016