Expiry Date - 08/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0617/24 Recommendation – APPROVE

Site: 21 Pendine Avenue Worthing West Sussex BN11 2NA

Proposal: Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable to east and west, rear dormer and front roof lights.

Neighbours consulted: N

Additional neighbour notifications: N

Site and Surroundings

The site is located on the northern side of Pendine Road in Worthing. The property is single story in height and detached with off road parking to the front of the site and garden to the rear.

Proposal

A Lawful Development Certificate for the conversion of the roof space to introduce two bedrooms and a bathroom. To facilitate that there is proposed to be a hip to gable conversion on both sides and the introduction of a rear dormer. In addition there are proposed to be roof lights to the principal roof slope.

Relevant Planning History:

AWDM/0618/24 - Demolition of existing garage. Proposed flat roof rear extension in faced brick and black painted timber cladding to existing side, front and rear elevations – pending consideration

Consultations: N/A

Representations: N/A

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

Class B – additions etc to the roof of a dwellinghouse.

Permitted Development

B. The enlargement of a dwellinghouse consisting of an alteration to its roof.

Development not permitted

B.1 Development not permitted by class B if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use);

Analysis: Not applicable

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the roof;

Analysis: No part of the proposal will result in works above the highest part of the roof.

(c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Analysis: No works would extend beyond the plane of the roof slope on the principal elevation.

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

Analysis: The cubic meterage would not exceed 50m3.

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

Analysis: None of the above apply.

(f) The dwellinghouse is on article 2(3) land;

Analysis: N/A.

(g) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses);

Analysis: N/A

(h) The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Analysis: N/A

B.2 Development is permitted by Class B subject to the following conditions—

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

(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 0.2 metres 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 dwellinghouse; and

(c)any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i)obscure-glazed, and

(ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii)—

(a)roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and

(b)“rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

Class C – other alterations to the roof of a dwellinghouse.

Permitted Development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development not permitted by class C if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: Not applicable

(b)the alteration would protrude more than 0.15 metres 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 rooflights do not protrude further than that permitted.

(c)it would result in the highest part of the alteration being higher than the highest part of the original roof;

Analysis: All alterations have been hosted within the existing roof space.

(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: Not applicable

e)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: Not applicable

The rooflights are considered to be compliant with this Class of the General Permitted Development Order.

Conclusion

The application has been considered under Classes B and C of Schedule 1 Part 2. It is considered that the development would be compliant with the aforementioned Classes.

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 Council is satisfied that the extensions and alterations as described would constitute ‘permitted development’ under the provisions of Classes B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (as amended).

Case Officer: Finlay Gardner Date: 08/07/2024

Authorised by: Louise Prew Date: 08/07/2024