Development Management - Delegated Officer Report

Application Number: **AWDM/1556/15**

Recommendation – Issue Certificate

Site: **9 Western Road North, Sompting**

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer**

Date of site visit: 15 December 2015

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the west side of Western Road North. This is a predominantly residential area with a mix of dwelling types and designs, although in the immediate vicinity of the site the streetscene comprises of similar detached and semi-detached bungalows.

A Certificate of Lawfulness is sought for a dormer window extension to the rear roofslope. The dormer would measure approximately 9.2 metres in width, 2.4 metres in height and 3.5 metres in depth. The plans also detail two front dormer windows which are the subject of a separate application for planning permission (AWDM/1557/15).

Matching materials are proposed.

Relevant site history
Outline permission was granted in 1954 for the erection of bungalows off Cokeham Road in 1954 (S/8/54 and S/9/54 refer) and subsequently full planning permission for a pair of semi-detached bungalows in 1960 (S/51/60 refers). Permitted development rights remain intact.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the extensions and alterations meet the relevant criteria of Class B Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension would not exceed the highest part of the existing roof;

(c) the roof extension is to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace would not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension would not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

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

B.2 (a) the materials used in any exterior work would be of similar appearance to those used in the construction of the exterior of the existing house;

(b) the dormer extension would be set back at least 0.2 metres from the eaves and would not extend beyond the outside face of the original external wall;

(c) no side windows are proposed;

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed rear dormer, as shown on Drawing Number 01 entitled 'Plans and Elevations As Existing' deposited 28 October 2015, Drawing Number 02 Revision A entitled 'Plans and Elevations As Proposed' deposited 18 December 2015, and in email of clarification dated 18 December 2015, complies with the provision for 'permitted development' by virtue of Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 22 December 2015

Authorised by: Peter Barnett Date: 22 December 2015