Expiry Date - 28/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0011/25 Recommendation – Approve

Site: 9 Cissbury Gardens Worthing West Sussex BN14 0DX

Proposal: Application for a Lawful Development Certificate for proposed roof extensions including hip to gable ends, rear dormer and front rooflights

Date of site visit: 18.02.25

Site and Surroundings:

The application site is a detached hipped roof bungalow, situated on the west side of Cissbury Gardens. The property has an attached garage to the northern side and single storey extension to the rear.

The property is set back from the road with a low wall to the frontage. There is a driveway to northern side.

The immediate area is characterised by detached bungalows some of which have extended into the roof space.

The site is not a Listed Building or within a Conservation Area.

Relevant Planning History: None

Proposal:
A Certificate of Lawfulness is sought for a:-

- Hip to gable roof extension shown on plans to measure (6.8m x 2.8m x 3.4m)/6 = $10.7m^3$ x 2 = $21.5m^3$
- Dormer 2.8m x 2.3 x 8.4 / 2 = $28m^3$
- 2no. rooflight to front roofslope.

Planning Assessment
Principle
Class B – additions etc. to the roof of a dwellinghouse
Permitted Development
B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Development not permitted
B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class G, M, MA, 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 hip to gable extension will be the same height as the ridge of the existing roof, and the flat roof of the rear dormer is below the highest part (ridge) 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 dwellinghouse and fronts a highway;

Analysis: The rear dormer will not be onto the principal elevation etc. The hip to gable roof extension will not extend beyond the plane of the existing roofslope.

(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: The Agent has notated the submitted plans for the LDC with the external measurements of the hip to gable as 21.5m^3 and the rear dormer as being 28m^3
The total cubic capacity thereby is shown to be 49.5m^3 which is less than the allowed 50m^3

(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: The plans show a chimney in the same location as the existing but taller projecting above the ridge level.

(f) the dwellinghouse is on article 2(3) land

Analysis: The dwelling house is not on article 2(3) land.

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

Analysis: The dwellinghouse has not been created by virtue of Part 20.

(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: The above does not apply.

B.2 Development is permitted subject to the following conditions:-

(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: The plans do not indicate materials and these are not indicated on the application forms. The existing roof is clay tiles. The proposed front elevation suggests that a tile may be used. It is not clear how the dormer cheeks would be faced, they appear to be a different material (potentially cladding)

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable 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 proposal complies with the above.

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: There are no additional windows in the side elevations.

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 is 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: The dwellinghouse has not been created through change of use by virtue of Part 3.

(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 rooflight will not project more than 150mm above the original roof.

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

Analysis: The Chimney would be higher than 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: There is an extended chimney but it complies with Class G

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

Analysis: The above does not apply

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) 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.

Analysis: No additional windows in the side elevations.

Class G – chimneys, flues etc on a dwellinghouse

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development not permitted

G.1 Development is not permitted by Class G 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: The dwellinghouse has not been created through change of use by virtue of Part 3.

(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;

Analysis: The drawings are inconsistent but show a chimney which is less than 1m above the highest part of the original roof.

(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the dwellinghouse.; or

Analysis: The dwelling house is not on article 2(3) land

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

Analysis: The dwellinghouse has not been created by virtue of Part 20.

Issue a Certificate of Lawfulness as the proposal is permitted development in accordance with Class B, Class C and Class G within Schedule 2 Part 1 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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, Class C and

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Class G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: Jackie Fox Date: 05.03.25

Authorised by: Louise Prew Date: 11/03/2025