Expiry Date – 26/3/14

Development Control – Delegated Officer Report

Application Number: AWDM/0082/14 Recommendation – Approve

Site: 42 Anchor Close, Worthing

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer and front rooflight.**

Neighbours checked: N

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to a mid terraced 1990s two storey gable fronted house on the south side of Anchor Close. The property front faces over an area of public open space. The property has two rear rooflights at present.

The property is not in a conservation area and is not a listed building.

A determination is sought as to whether a large rear roof extension and single front rooflight requires planning permission.

The original permission of 1997 does not include a condition preventing roof extensions under permitted development.

Relevant Planning History

SU/152/97 – Redevelopment with 38 flats and 83 houses (including 18 for social housing) garages, parking spaces, public open spaces, riverside walkway and access road. Granted 11.9.98

SU/151/91- Revisions to design and layout permitted under Ref SU/152/97(for 83 houses, 38 flats parking spaces, public open spaces, riverside walkway and access road). Granted 16.2.99

Consultations

None conducted.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class B of Part 1 Schedule 2 of the GPDO planning permission is not required for roof extensions to dwellinghouses outside of conservation areas where:

- an extension does not exceed the height of the highest part of the existing roof;
- no part of the house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway;
- the cubic content of the resulting roof space would exceed the cubic content of the original roof space by no more than 40 cubic metres in the case of a terraced house;
- it would not consist of or include – the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Conditions of Class B require that materials used shall be of a similar appearance to those in the existing house; the edge of the enlargement closest to the eaves of the original roof shall, so far as is practicable, be not less than 20 cm from the eaves of the original roof.

Under Class C rooflights may be added to a roof where they do not protrude more than 150mm above the roof plane, exceed the highest part of the roof or result in the installation or alteration of a chimney or solar photovoltaics or solar thermal equipment.

The proposed roof extension does not exceed the highest part of the roof or extend beyond the plane of the front roofslope. It does not include a balcony or raised platform or the alteration, replacement of a chimney. The rear dormer is set more than 20cm up from the eaves line. The proposed roof works have a volume of 23.8 cubic metres, well below the 40 cubic metres permissible.

The agent has confirmed matching materials will be used and that the front rooflight proposed will not project more than 150mm above the roofslope.

The roof extension and rooflight are permitted development

RECOMMENDATION

The proposal complies with the requirements of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 7.3.14

Authorised and signed by: PD Date: 7.3.14