Development Control – Delegated Officer Report

Application Number: AWDM/0812/16 **Recommendation – Issue**

Site: **22 Kingston Lane, Shoreham-by-Sea, BN43 YB**

Proposal: **Application for Lawful Development Certificate for proposed hip to gable roof extension to south elevation and rear dormer to west elevation**

Date of site visit: 23.06.2016

Neighbours checked: None undertaken

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The proposal seeks confirmation, within an application for Lawful Development Certificate for a Proposed hip to gable roof extension to south elevation and rear dormer to west elevation are all permitted development as defined within the Town & Country Planning (General Permitted Development) (England) Order 2015.

The application property, is located on the west side of. 22 Kingston Lane, Shoreham-by-Sea, and is a two storey residential dwelling, within a residential area. The residential property faces east/west and is roughly parallel with the street. The hip to gable thereby is to the side roofslope, facing no. 24 Kingston Lane, and the rear dormer will of course be on the rear elevation facing towards the rear garden area.

Relevant Planning History:
AWDM/0811/16 : Single storey rear extension to west elevation : Current

Consultations: None

Representations: None

Relevant Planning Policies

None relevant, as the application will be adjudged on fact not merit.

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

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse Permitted Development
Class B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1 Development is not permitted by Class B if-
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of the Schedule (changes of use);

Analysis: The dwellinghouse is an existing dwellinghouse, and not as a change of use.

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

Analysis: The new hip to gable to the side roofslope, is shown to be of the same height as the existing roofline, and the submitted forms confirm this

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

Analysis: The hip to gable will be on the side elevation and will not be a principal elevation nor will it front a highway.

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 new ridge = 3m x the new height = 2.8m x the new width = 8m Total = 67.2 Divide by 6 = 11.2 cubic metres

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 are shown on the plans

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

Analysis: 2 (3) land is a Conservation Area or an AONB and the property is not within either.

B.2 moves onto the conditions of the permitted development i.e.

a) materials to match existing;
b) relates to works of other than hip to gable

Analysis: a) the forms confirm this. b) the works are hip to gable

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 1.7m above the floor of the room in which the window is installed.

Analysis: The agent has confirmed by email that the side gable window will be obscured and non-openable.

Conclusion for the hip to gable roof extension

The proposed hip-to-gable roof extension meets the criteria set out in Class B.

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

Rear dormers

B1 Development is not permitted by Class B if-
a)permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

Analysis: The dwellinghouse is not as a result of a change of use.

b) any part of the dwellinghouse would, as a result of the works, exceeds the height of the highest part of the existing roof:

Analysis: The highest part of the of proposed dormer is shown to be level with the ridge of the dwellinghouse, the proposed dormer does not therefore exceed the highest part of the existing roof.

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

Analysis: The proposed dormer will not be on the principal elevation and it will not front a highway.

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 property is a semi-detached house and using the agents calculations, the proposed dormer will be 33.73 cubic metres.(+11.2 cubic metres for the hip to gable makes a total of 44.93 cubic metres of new roofspace from the original).

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; or
f)the dwellinghouse is on article 2(3) land.

Analysis to e & f: none of i) or ii) apply, and amongst other things, article 2(3) land is a designated Conservation Area and/or AONB, the site is neither of these.

Conditions Analysis:

a) the forms show that the materials will match the existing construction;
b) the eaves of the original roofs will be maintained and the plans do not show 200mm of the original roof will be retained; and no part of the enlargement will extend beyond the outside face of any of the external walls;
c) there will be a window on a side elevation of the dwellinghouse, and the agent has confirm by email that the window will be obscured and non-openable.
d)

Conclusion for the rear dormers

The application is considered on fact not merit, and the analysis has shown that the roof dormer conform with Class B.

Class C- other alterations to the roof of a dwellinghouse

Front roof lights

Analysis:

a) The dwellinghouse is not as a result of a change of use;
b) The plans do not appear to show that the front rooflights will protrude more than 150mm beyond the plane of the slope of the original roof;
c) neither of the roof lights will be higher than the highest part of the original roof;
d) the works will not consist of or include the installation, alteration of a chimney, flue or soil and vent pipe, or alteration or replacement of solar photovoltaics or solar thermal equipment.

Conclusion for the front roof lights
The proposal conforms with the permitted development criteria of Class C.

Conclusion

The proposal as indicated on the submitted drawings is considered to comply with Part 1, Class B and Class C of Schedule 2 of the Town and Country

Planning (General Permitted Development) (England) Order 2015, and does not therefore require the submission of a planning application.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development.

Reasons for Recommendation

The proposal as indicated on the submitted drawings is considered to comply with Part 1, Class B and Class C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and does not therefore require the submission of a planning application.

Informative

Case Officer: Eve Hearsey Date: 04.08.2016

Authorised by: Jo Morin Date: 09.08.2016