Development Control – Delegated Officer Report

Application Number: AWDM/1355/15 Recommendation – APPROVE

Site: 11 Seaside Avenue, Lancing

Proposal: Lawful Development Certificate for proposed rooms in roof with two rooflights to front (south) elevation, hip to gable extension to east side elevation and rear dormer to north elevation.

Date of site visit: 23.09.2015

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 use or development, that the proposed works are all permitted development as defined within the Town & Country Planning (General Permitted Development) (England) Order 2015.

The application property is located within a residential area compromising a mix of predominantly detached, semi-detached properties, single, one and a half and two storey.

The site itself is a semi-detached, hipped roof bungalow with attached garage and an existing vehicular access and driveway.

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

document, outlines the relevant criteria for the consideration of this application.

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 this 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 proposed section of the submitted plans, identify that the rear dormer will be some 700mm below the ridge of the existing roof; The gable to hip extension will be in line with the ridge 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 principal elevation of the application site is the front (south) elevation, and fronts a highway. The rear dormer would be located on the north elevation, and thereby is not a principal elevation. The gable to hip roof extension will extend the existing roof eastwards on the principal elevation, but it will not be extending beyond the plane on this 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 measurement and calculation for the rear dormer is:-

$$\frac{3.1\text{m} \times 2.4\text{m} \times 3.8\text{m}}{2} = 14.14 \text{ cubic metres}$$

The measurement and calculation for the hip to dormer is:-

$$\frac{3.4\text{m} \times 4.4\text{m} \times 8.9\text{m}}{6} = 22.2 \text{ cubic metres}$$

The total cubic content being 36.34 which is less than the total permitted.

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 pipe;

Analysis: None within this list is proposed and the agent has confirmed within a substitute plan, that there will be no verandas, balconies or raised platforms, and there will be no installation, alteration or replacement of a chimney, flue or soil pipe.

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

Analysis: Article 2(3) land is such things as a Conservation Area; or an AONB etc., and the dwellinghouse is not on any of the designated land.

The proposal thereby conforms with the requirements of this Class.

Conditions

There are conditions attached to this Class should the development be constructed. In the case of the proposed application, the materials used must match the existing dwellinghouse; the eaves of the original roof must be maintained or reinstate in the case of the rear dormer; and the rear dormer must not be less than 200mm from the eaves, measured along the roof slope from the outside edge of the eaves.

Analysis: The agent in his submitted document has stated that all the materials will be similar in appearance to the existing dwelling; the eaves are shown as retained on the original dwellinghouse; and the rear dormer is position more than 200mm from the eaves.

No part of the proposal can extend beyond the outside face of any external wall of the original dwellinghouse.

Analysis: The plans do not indicate the proposal extending beyond the outside face of any wall of the original dwellinghouse.

Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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 submitted plans show the side window as being fixed shut and of obscure glass.

Conclusion

The proposal as indicated on the submitted drawings and accompanying Agents letter conforms to the requirements of Schedule 2 Permitted development rights; Part 1 Development within the curtilage of a dwellinghouse; Class B – additions etc. to the roof of a dwellinghouse; and Class C – other alterations to the roof of a dwelling house and is thereby permitted development and will not require the submission of a planning application.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

Reasons for Recommendation

The proposed hip to gable roof extension, rear dormer, front and rear rooflights and side window shown on drawings: -

Drawing Title ‘Existing Details @ 11 Seaside Avenue, Lancing, West Sussex – received 15.09.2015

Drawing Title ‘Proposed Details @ 11 Seaside Avenue, Lancing, West Sussex – received 12.10.2015

1:1250 Site Location Plan – 1:500 Block Plan – received 15.09.2015

Letter from Agent received 15.09.2015

Email from agent confirming soil and vent is existing - received 10-10-2015

constitutes ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Eve Hearsey Date: 13.10.2015

Authorised by: Jo Morin Date: 14.10.2015