

Development Management - Delegated Officer Report

Application Number: AWDM/1501/25

Recommendation – APPROVE

Site: 22 Park Way, Southwick, BN42 4LD

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear gable roof extension, rear dormer, side facing window and front rooflights.

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 22 Park Way is located on the east side of the road, and is a hipped roof, semi-detached bungalow, with a hipped roof forward outrigger. The property has a rear, flat roof extension, and there is an outbuilding within the rear garden.

The street comprises predominantly semi-detached bungalows, some of which have gable end roof extensions and rear dormers.

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

Relevant Planning History:

AWDM/ 1509/25 Proposed front dormer. **Current**

Proposal:

A Certificate of Lawfulness is sought for proposed rooms in the roof consisting of:-

- Hip to gable roof extension;
- Rear dormer;
- 3no. rooflight in the front (west) roofslope; and
- Window in the new side gable.

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 as amended

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

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 roof gable extension will continue the existing ridge height of the roof across, and the rear dormer will be lower than the ridge. Therefore the height of the roof extensions would not exceed the highest part 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 roof extension will not extend beyond the plane of the existing front roofslope which is the principal elevation etc.

(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 submitted plan has been notated and states that the cubic content calculation of the gable end would be 11.63m³ and the rear dormer will be 21.48m³ making the total 33.11m³. The 50 m³ is thereby not exceeded.

(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

(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 submitted plans are notated to confirm that the vertical tile hanging will match.

(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, plus the plan shows that the rear dormers will be more than 0.2m from the rear eaves of the original roof.

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: The window which will be within the side gable is notated on the plans to be obscurely glazed and fixed shut.

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 submitted statement confirms that the rooflights will not protrude more than 150mm above the plane of the roof slope.

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

Analysis: The rooflights etc., will not be higher than the highest part of the original roof, namely the ridge.

(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: None of the above are shown on the submitted plans

(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: The window on the side elevation within the gable is shown on the plans to be obscure glazed and non-opening.

Recommendation

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

Case Officer: Eve Hearsey Date: 16.01.2026

Authorised by: Peter Barnett Date: 21/1/26