Development Control – Delegated Officer Report

Application Number: AWDM/0964/13 **Recommendation – Issue Certificate**

Site: **9 Manor Hall Road, Southwick**

Proposal: **Application for Lawful Development Certificate for proposed barn end side gables and rear dormer with front and rear rooflights**

Date of site visit: 3rd September 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This is an application for a Certificate of Lawfulness where the planning merits of the development cannot be taken into account. The application site is a link detached bungalow within a row of similar bungalows. The plans show two hip to gable extensions on either side of the roof with a rear hipped roof dormer. The combined volume of the work is 36 cubic metres.

Consultations

None

Representations

Not applicable

Relevant Planning Policies

Not applicable

Assessment

The roof extensions fall to be considered under Class B and Class C of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The provisions of Class B which are relevant to this case are as follows:

(a) No part of the extensions will exceed the highest part of the roof.
(b) The extensions are not being constructed on the roofslope which forms the principal elevation and fronts a highway

(c) The cubic content of the extensions is approximately 36 cubic metres, below the 50 cubic metres permitted for a detached dwelling such as this.
(d) No veranda, balcony or platform is proposed, nor any flue, etc
(e) The dwelling is not on Article 1(5) land

B.2 (a) The plans show that new plain tiles will be used for the whole roof and therefore materials will be similar in appearance to the existing dwelling
(b) The dormer will be set back more than 20cm from the roof eaves
(c) No side windows are proposed

The provisions of class C which are relevant to this case are as follows:

(a) The rooflightswill not protrude more than 150 millimetres beyond the plane of the slope of the original roof.
(b) The highest part of the alterations will not be higher than the highest part of the original roof.

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed roof extensions as shown on drawing no. 02 received 9th August 2013 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class B and Class C of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Barn end side gables and rear dormer with front and rear rooflights.

Second Schedule

9 Manor Hall Road, Southwick, Brighton

Case Officer: Hannah Barker Date: 3rd September 2013

Authorised by: Jo Morin Date: 3 Sept 2013