DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0217/14

Site: **81 The Crescent**

Proposal: **Application for a Lawful Development Certificate for proposed rooms in roof with side gable, rooflights and rear dormer**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two-storey inter-war property in a residential suburb of Southwick. The roof is unchanged.

There is a rudimentary conservatory off the rear, alongside a single storey garage to the side.

PROPOSAL:

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A hip-to-gable roof extension and flat roof rear dormer to measure (at maximum) 3.5 metres in height, 8.6 metres in length, and 6.7 metres in width

Installation of 2 no. rooflights in front roof slope (south-east)

Insertion of first floor window in side wall (south-west) of existing dwellinghouse

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

Class B
Class C

ASSESSMENT:

The building is a dwellinghouse. It is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

No part of the works would exceed the height of the highest part of the existing roof. No part would extend beyond a roof slope fronting a highway. The cubic content would not exceed 50 cubic metres. It would not provide for a veranda, balcony or raised platform or chimney, flue or soil or vent pipe. The exterior materials shall be of a similar appearance to those on the existing dwellinghouse. The eaves of the original roof are maintained or reinstated and the edge of the enlargement closest to the eaves of the original roof are not less than 20 centimetres from the eaves, measured along the roof slope from the outside edge of the eaves. No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

The first and second floor windows in the south west elevation wall of the dwellinghouse are to be obscure glazed and non-opening below 1.7 metres of the finished floor level.

The rooflights in the south east elevation (front roof slope) would not protrude more than 150 mm beyond the plane of the slope of the roof, and set no higher than the highest part of the original roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rooms in roof with side gable, rooflights and rear dormer as shown on drawing Nos. L-03 titled Proposed Roof Extension Volumes; L-01 titled Existing Site Plan, Plan, Section & Elevation; L-02B titled Proposed Plans, Section and Elevations date valid 03-03-2014 and detailed out on applicant's email of 24th March 2014 , constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 28-3-2014

Authorising Officer
Sign Peter Barnett Date 31 March 2014