Development Control – Delegated Officer Report

Application Number: AWDM/1160/15 Recommendation – APPROVE

Site: 244 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Application for a Lawful Development Certificate for proposed roof extension from hip to gable on east elevation and rear dormer to rear (north) elevation.

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow on the north side of Upper Shoreham Road.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

A hip to gable roof extension to measure (at max) 2.9 metres in height, 8.7 metres in width and 4.5 metres in depth. The flat roof rear dormer is 5.5 metres wide, 2.6 metres high and 4.3 metres in depth. Two rooflights are proposed to the front roof slope. The extensions to the roof will provide a bedroom and ensuite within the roof space.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse.

Class B Class C Class G

ASSESSMENT:

The dwellinghouse use is the authorised planning use. The building is not Listed or in designated land. Its permitted development rights are intact. The total volume of roof extensions would not exceed 50 cubic metres (proposed dormer and hip to gable roof extension combined). Materials to be used are similar to those as existing. No part of the proposal is to be higher than the highest part of the existing roof. No veranda/balconies/raised platform involved. More than 20 cm set back would be retained from the eaves. The rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof, this has been confirmed by the applicant's agent.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

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

1543/08
1543/06 Rev A
1543/04
1543/03
1543/05
All received 11th August 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.

DELEGATED

Case Officer Sign: Hannah Barker Date 21st September 2015

Authorising Officer Sign Jo Morin Date 22.09.2015