Development Management – Delegated Officer Report

Application Number: AWDM/0633/17 Recommendation – APPROVE

Site: 78 Gardner Road, Southwick, Brighton

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

SITE AND SURROUNDINGS:

The application site relates to an end of terrace two storey dwelling located within a residential road on the western side of Gardner Road.

PLANNING HISTORY:

AWDM/1792/16 - approved - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 2.985m and height of eaves of the extension 2.75m. This application does not impact upon the consideration of this current application.

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) Order 2015 as amended.

The proposed works would include the formation of a side gable roof extension. The creation of a rear flat roof dormer and two roof lights to the front elevation. The dormer would measure 5.3 metres wide, 2.5 metres high with a maximum depth of 2.5 metres.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 1, Class B (enlargement to the roof of a dwelling house) and Class C (any other alteration to the roof).

ASSESSMENT:

The building is not on article 1(5) land and there are no Article 4 Directions on this property. There are also no permitted development restrictions relating to extensions on this property.

The rear dormer extension would not exceed the height of the highest part of the existing roof and no part of the roof extensions would extend beyond the plane forming the principal elevation fronting a highway. The proposed dormer extension and hip to gable enlargement would not create a volume in excess of 50 cubic metres. The dormer extension and gable end enlargement would incorporate tile hanging to match the existing dwelling and the bottom edge of the proposed dormer would be more than 20cm from the eaves of the existing dwelling. It is therefore considered that the proposed roof extensions would meet the requirements and conditions of Class B of the GPDO.

The front roof lights would sit flush with the existing roof and would not therefore protrude more than 150mm from the existing roof plane. The proposed roof lights would therefore meet the requirements of Class C of the GPDO.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer extension, hip to gable enlargement and front roof lights shown on Drawing No. 16/1150/03 (Proposed rooms in roof with part hip to gable and rear dormer), made valid on the 23rd April 2017 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B and Class C, Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 (as amended).

DELEGATED

Case Officer Sign	Hannah Barker	Date	2nd May 2017
Authorising Officer Sign	Jo Morin	Date	02.05.2017