DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0736/14

Site: **86 Ingleside Crescent**

Proposal: **Application for Certificate of lawfulness for proposed rear dormer**

SITE AND SURROUNDINGS:

The application property is a detached bungalow situated in an outer residential suburb of Lancing.

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 rear dormer measuring 3.2 metres in width, 2.2 metres in height, and 4.1 metres in length

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

ASSESSMENT:

The original dwellinghouse building is not on article 1(5) land. Permitted development rights are intact.

No part of the dormer would exceed height of highest part of existing roof. No part would extend beyond plane of existing roof slope fronting a highway. The cubic content would not exceed 50 cubic metres. It would not include veranda, balcony or raised platform, chimney flue or soil and vent pipe. The exterior works shall be of a similar appearance to the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing No. 01 titled Elevations As Existing & Proposed date valid 02-06-2014, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008 (as amended)

DELEGATED

Case Officer
Sign Matthew Porter Date 23-7-2014

Authorising Officer
Signed Peter Barnett Date 24 July 2014