DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/1405/13

Site: **9 Hamilton Road Lancing**

Proposal: **Application for a Lawful Development Certificate for rooms in roof with rear and side dormers and roof lights to front**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow located in an outer residential suburb of Lancing. It has an original roof form without later additions.

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 side dormer to measure (at maximum) 2.35 metres in height, 3 metres in length, and 2.8 metres in width and a rear dormer to measure (at maximum) 3.075 metres in height, 5.664 metres in length, and 3.663 metres in width, and insertion of 3 no. roof lights to west elevation and 1 no. roof light to south elevation

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 not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

No part of the roof extension would exceed the height of the highest part of the existing roof, no part of the roof extension would extend beyond the plane forming the principal elevation fronting a highway, the cubic content of the roof extension would not exceed 50 cubic metres, it would not involve

construction/provision of veranda, balcony or raised platform. Its exterior materials would be of a similar appearance to the existing. The dormer window in the south elevation would be obscure glazed and non-opening below 1.7 metres above the finished floor level.

The roof lights would not protrude more than 150 mm beyond the plane of the original roof slope, and no higher than highest part of original roof. The rooflight in the south is to be obscure glazed and non-opening below 1.7 metres above the finished floor level.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed side and rear dormers as shown on drawings CH575/001 titled Location & Block Plans; CH575/004 titled Proposed Plans; CH575/005 titled Elevations and Sections; 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 23-12-2013

Authorising Officer
Sign Peter Barnett Date 23 December 2013