expires -
31·10·08

# Development Control – Delegated Officer Report

**Application Number: ADC/0437/08 Recommendation - Permit**

**Site:** **4 Orchard Close Southwick Brighton West Sussex**

**Proposal:** **Application for certificate of lawfulness for proposed loft conversion with half-hipped side gable, rooflights and rear dormer**

## The Application

The application relates to the southern half of a pair of semi-detached houses located on the west side of Orchard Close, within the built-up area of Southwick.

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 planning permission is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008.

The house is a hipped roof building with no front or rear dormers, it has an existing rear extension which is 5.5m wide, by 3.1m deep, by 2.4m high. There are no other out buildings or extensions within the curtilage of the building.

The proposals would consist of a hip to part-hip-gable roof extension and a rear dormer. The Dormer would be 4.35m wide, by 2.3m high, by 3.3m deep. The Part-hipped gable would have a ridge of 2.0m and a gable height of 1.539m with a hip base length of 3.405.

## Relevant Planning Legislation

Town and County Planning (General Permitted Development) (Amedendment)(No.2)Order 2008 Schedule 2 Part 1. 'Development within the Curtilage of a dwelling house.'

**Class B. The Enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

## Planning Assessment

The proposed hip to part-hip-gable roof extension would be toward the southern side of the house adjacent to No.6 and not the principal elevation of the dwellinghouse which fronts the highway.

There are no windows proposed either in the gable or the hipped part of the side roof extension elevation.

The applicants agent has supplied additional plans which show the proposed new window at first floor level in the south elevation would be obscurely glazed and non-openable below 1.7m in height.

The proposed rear dormer would be set no less than 20cm from the eaves of the original roof and is no higher than the ridge of the original roof.

The total volume of the dormer and the side roof extension are calculated to be 27.2 cubic metres, the permitted development rights for extensions to the roof allow extensions to add up to 50 cubic metres. Calculations have been presented which accompany the application and these have been checked.

**Recommendation**

Issue Certificate of Lawfulness for Proposed Development.

**Reason: -** The proposal constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008.

Case Officer: [signature] Date: 21.10.08

PB 23/10/08