DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/1127/13

Site: **38 Victoria Road**

Proposal: **Application for a Lawful Development Certificate for proposed rear dormer**

SITE AND SURROUNDINGS:

The application site relates to a mid-terraced two-storey residential property. The surrounding area is a predominantly residential consisting mainly of similar terraced properties.

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 to measure (at maximum) 2.5 metres in height, 3.6 metres in length, and 5.3 metres in width, and insertion of 3 no. rooflights to front roof slope.

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 has a volume of 24 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 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.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing titled Site Plan and drawing no. 13/864/01 titled Proposed room in roof date valid 4-11-2013 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 01-11-2013

Authorising Officer
Sign Peter Barnett Date 4 November 2013