Expiry Date - 03/08/2020

Development Control – Delegated Officer Report

Application Number: AWDM/0837/20 Recommendation – APPROVE

Site: 9 Chester Avenue Lancing West Sussex BN15 8PU

Proposal: Application for Certificate of Lawfulness for proposed rear dormer (with rooflight), 2no. Juliet balconies and 3no. front roof lights; single storey rear extension

Site visit: N

Proposal, Site and Surroundings

The applicant has proposed the creation of a rear dormer to the south elevation with 2no. Juliet balconies, the installation of 3no. roof lights on the principal roof elevation and a single-storey rear extension, on a semi-detached dwelling in the ward of Churchill. The site does not lie within a Conservation Area nor is it affecting the setting of a Listed Building. There are no Tree Protection Orders in effect on or surrounding the site that would be affected by the proposal.

It is noted that there are no relevant planning permissions which would affect or be affected by the proposed

It is noted that there are no previous planning decisions with conditions restricting development or removing permitted development rights of the property

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class A – Enlargement, improvement or other alteration of a dwellinghouse

A.1 Development is not permitted by Class A if-

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Schedule (changes of use);

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: *Although an exact area percentage has not been ascertained, using aerial views and the provided plans we can estimate that the proposed development (along with existing structures other than that of the original dwellinghouse) would not exceed 50% of the curtilage area.*

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Analysis: *The proposed development would not exceed the ridge of the existing dwelling house roof and thus would be in keeping with the above criterion.*

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Analysis: *The proposed development would not exceed the height of the existing dwelling house's eaves and thus would be in keeping with the above criterion.*

e) the enlarged part of the dwellinghouse would extend beyond a wall which:
i) forms the principal elevation of the original dwellinghouse; or
ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Analysis: *The proposed development is to the rear elevation, and therefore in keeping with the above criteria,*

f) subject to paragraph g) the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: *The proposed development would be single storey, and according to the scaled drawing provided (Plan references: 007/012, dated 06/2020) would extend 2.25 metres from the rear wall and be a maximum of 3 metres in height.*

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 8 m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: *The proposed development would be single storey, and according to the scaled drawing provided (Plan references: 007/012, dated 06/2020) would extend 2.25 metres from the rear wall and be a maximum of 3 metres in height.*

h) the enlarged part of the dwellinghouse would have more than a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or
ii) be within 7 m of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Analysis: *These criteria are not relevant to this application given the scope of the proposed development, as the enlargement is a single storey extension.*

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

Analysis: *The west side of the proposed development is within 2 metres of the site boundary, however according to the scaled drawing provided (Plan references: 007/012, dated 06/2020)) the eaves height proposed would not exceed the 3 metre constraint set by this criterion.*

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
i) exceed 4m in height;
ii) have more than a single storey; or
iii) have a width greater than half the width of the original dwellinghouse; or
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

Analysis: *The proposed single-storey extension would not extend beyond a side wall and therefore would be in keeping with the above criteria.*

k) it would consist of or include-
i) the construction or provision of a verandah, balcony or raised platform,
ii) the installation, alteration or replacement of a microwave antenna,
iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
iv) an alteration to any part of the roof of the dwellinghouse.

Analysis: *These criteria are not relevant to this application given the scope of the proposed development, as the enlargement is an extension which does not alter the existing roof.*

A.2 In the case of a dwellinghouse on article 2(3) land:-

a) it would consist of cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, plastic or tiles.
b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwelling house.
d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Analysis: *These criteria are not relevant to this application given that the property is not situated on article 2(3) land.*

A.3 Development is permitted subject to:-

a) materials must be of a similar appearance to those used in the construction of the exterior of the existing dwelling;
b) any upper-floor windows located in a wall or roof slope forming a side elevation must be:-

i) obscured-glazed, and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

c) Where the enlarged part of the dwelling house has more than one storey or forms an upper storey on an existing enlargement of the original dwelling house the roof pitch of the enlarged part must so far as practicable be the same as the roof pitch of the original dwellinghouse.

Analysis: *The proposed development would use materials matching to that on the existing property; the remainder of these criteria are not relevant to this application given the scope of the proposed development, as the elevation is a single storey extension. These details are confirmed within the email dated 31/07/2020 from the agent.*

Class B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: *The proposed development would not result in any part of the dormer being higher than the peak of the existing roof*.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: *This criterion is not relevant to this application given the scope of the proposed development, as the extension is a dormer to the rear elevation.*

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: *Measurements taken from the scaled drawings show that the proposed development would only increase the roofspace by 30.35 m^3 (4.57 x 2.56 x 11.69 x 0.5) therefore would not exceed the limits set by the above criterion.*

(e) it would consist of or include:-
i) a verandah, balcony or raised platform or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: *These criteria are not relevant to this application given the scope of the proposed development, as the extension is a dormer and shall only include two Juliet balconies which do not result in a balcony beyond the face of the dormer.*

(f) the dwellinghouse is on article 2(3) land

Analysis: *The dwelling house is not sited within article 2(3) land.*

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: *It has been stated within the application form that the materials would be similar in appearance to that of existing materials*

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: *The proposed development would maintain the existing eaves and be positioned (according to plan reference: 007/012, dated 06/2020)at least 200 mm back from them, and not extending past the outside face of the original dwelling house rear wall.*

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-

i) obscure glazed and

ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *These criteria are not relevant to this application given the scope of the proposed development, as the extension is a dormer to the rear elevation.*

Class C – Alterations to the roof of a dwelling house

C.1 Development is not permitted by Class C if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: *According to the application form, the proposed rooflights would be not protrude more than 150mm and therefore would adhere to the above criterion.*

c) The height of the highest part of the alteration would exceed the highest part of the original roof;

Analysis: *The proposed development would adhere to constraints set by the above criteria.*

(d) it would consist of or include:-
i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: *This criterion is not relevant to this application given the scope of the proposed development are rooflights, which would not include any of the above.*

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-

a) obscure-glazed, and
b) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *This criterion is not relevant to this application given the scope of the proposed development are rooflights to the principal roof slope.*

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A, B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: *Benjamin Marshall* Date: 31st July 2020

Authorised by: Peter Barnett Date: 31 July 2020

Expiry Date - 03/08/2020