Expiry Date - 17/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0974/11

Recommendation – Approve Application

Site: **37 Overhill Southwick Brighton West Sussex**

Proposal: **Application for Certificate of Lawfulness for proposed side dormers, side rooflight and rear part gable**

The Application

The application property is a detached hipped roof bungalow on the west side of Overhill. It has a small hipped roof projection at the front in common with other properties in the street.

The applicant is seeking a Certificate of Lawfulness to construct dormer windows on the side roofslopes and a part gable on the rear as 'permitted development'. A separate application for planning permission for a front part gable extension has also been submitted (AWDM/0975/11).

- The north side dormer measures 4.2m wide, 2.3m deep and 2.7m high with a hipped roof
- The south side dormer measures 1.8m wide, 2.7m deep and 3.1m high with a hipped roof
- Both dormers will have obscure glazed windows with any opening at least 1.7m above the floor level of the room they serve
- The end 'gablet' measures 5.2m wide, 1.3m deep and 2.6m high. It will have French doors with a 1.1m guard rail/Juliet balcony
- A rooflight is proposed for the south side roofslope

Consultations and Representations

Consultations/Comments

None

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

The roof extensions fall under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class B which are relevant to this case are as follows:

- no part of the extension will exceed to highest part of the roof
- no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
- The volume of the extensions does not exceed 50 cubic metres
- No verandas or balconies, etc are proposed and no pipes or chimneys are proposed, other than a Juliet balcony which is permitted development
- The bungalow is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- The edge of the dormers will be more than 20cm from the eaves
- Any side window shall be obscure glazed and non-opening, except those parts of the window which are more than 1.7m above the floor of the room in which the windows are installed

The rooflight falls within Class C. It will not protrude more than 150mm beyond the plane of the roof, it will not be higher than the highest part of the roof and will be obscure glazed and fixed shut

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed roof extensions and rooflight constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Side dormers, side rooflight and rear part gable

Second Schedule

37 Overhill, Southwick

Expiry Date - 17/01/2012

Case Officer Peter Barnett

Date 4 January 2012

4/1/12