Expiry 29/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0181/08 **Recommendation – Issue Certificate**

Site: **51 Ullswater Road Sompting Lancing West Sussex**

Proposal: **Proposed rear dormer (application for certificate of lawfulness)**

The Application

The application site is a semi detached gabled roof bungalow with hardstanding and a garden to the front within a street of a bungalows of varying styles many of which have been extended.

The application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. A flat roof rear dormer is proposed to provide two bedrooms and two bathrooms within the roof space.

Consultations and Representations

Third Parties:- No third party representations have been received.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) Order 1995, Schedule 2 Part 1. 'Development within the Curtilage of a Dwelling house.'

Class B. The Enlargement of a Dwellinghouse consisting of an additional or alteration to its roof.

Planning Assessment

The rear dormer is proposed to be 6.2 metres wide, 2.45 metres high with a maximum depth of 3.7 metres. Three velux windows are proposed to the front roof slope. The roof as existing has not been extended and as existing is of a gable design.

The dormer would not exceed the highest point of the existing roof or would any works extend beyond the plane of any existing roof slope which fronts a highway. The proposed dormer would not increase the cubic content of the dwellinghouse by more than 50 cubic metres.

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 Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer..... Date..... 16/4/07

17/4