Expiry Date - 17/12/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1487/14 Recommendation – APPROVE

Site: 1 Hammy Close Shoreham-By-Sea West Sussex BN43 6BL

Proposal: Lawful Development Certificate for proposed rear dormer with 'Juliet' balcony

Date of Site Visit: 22/10/14

SITE AND SURROUNDINGS:

The application property is a semi-detached chalet house situated in an outer residential suburb of Shoreham.

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 flat roofed rear dormer to measure 4.7 metres in width, 2.8 metres in height, and 4.3 metres in depth.

A rear velux.

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' Classes B and C.

Class B

ASSESSMENT:

The original dwellinghouse building is not on article 1(5) land. Permitted development rights are intact.

No part of the dormer would exceed height of highest part of existing roof. No part would extend beyond plane of existing roof slope fronting a highway. The cubic content would not exceed 50 cubic metres. The exterior works shall be of a similar appearance to the existing dwellinghouse.

The velux will not protrude more than 150mm from the roof pitch.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawings numbered. 1419/1/A, 1419/20, 1419/21, 1419/22, 1419/23 and 1419/24 validated on 22/10./14 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 the Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008 (as amended).

DELEGATED

Case Officer Sign	L Simmons	Date	18/11/14
Authorising Officer Sign	J Morin	Date	20.11.2014