Development Control – Delegated Officer Report

Application Number: AWDM/0479/14 Recommendation – APPROVE

Site: 24 Seaside Avenue, Worthing

Proposal: Application for a Lawful Development Certificate for rooms in roof with roof lights, side gable and rear dormer.

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow property located within a residential road. The road is characterised by pairs of semi-detached properties and detached bungalows, many of which have extended with roof extensions and dormer additions.

PLANNING HISTORY:

None relevant.

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 proposed works would include a flat roofed dormer to the rear of the dwelling and a hip to gable enlargement on the westerly side of the bungalow. The proposed dormer would measure 2.67 metres in depth, 5.2 metres in length and 2 metres in height. The proposed hip to gable enlargement would measure 10.23 metres in depth, 5.09 metres in length and 4.07 metres in height. A first floor window would be incorporated within the westerly gable end and this would be obscure glazed and fixed shut 1.7 metres below the internal floor level.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2, Part 1, Class B (enlargement to the roof of a dwelling house).

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 dormer extension would exceed the height of the highest part of the existing roof and no part of the roof extension would extend beyond the plane forming the principal elevation fronting a highway. The proposed rear dormer would measure 13.84 cubic metres and the proposed hip to gable enlargement would measure 35.5 cubic metres. The total volume created by the roof extensions would therefore equate to 49.38 cubic metres which would fall under the 50 cubic metres allowance for a semi-detached property. The roof extensions would be clad in tile hanging to match the existing dwelling.

The proposed rear dormer would be located more than 20cm from the eaves of the existing dwelling. A window is proposed in the westerly gable end of the proposed roof extension, the plans submitted however show that this would be obscure glazed and non opening below 1.7 metres from the internal floor level. It is therefore considered that the proposed roof extensions would meet the requirements and conditions of Class B of the GPDO

There would be 2 rooflights on the front roof slope. The submitted drawings are annotated to show that they would not project more than 150mm beyond the plane of the roof slope. It is therefore considered that the proposed roof lights would meet the requirements and conditions of Class C of the GPDO.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer extension and hip to gable enlargement and rooflights shown on drawing no. 02 Proposed Plans, Section & Elevations received on the 23rd April 2014 and drawing no. 01 Existing Plans, Section & Elevations received on the 23rd April 2014 constitute 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but are permitted by Classes B and C, Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

DELEGATED

Case Officer Sign	Rebecca Tier	Date	2nd June 2014
Authorising Officer Sign	Jo Morin	Date	06.06.2014