Development Management - Delegated Officer Report

Application Number: AWDM/0760/16

Recommendation – Issue Certificate

Site: **38 New Barn Road, Shoreham-by-Sea. BN43 6HN**

Proposal: **Application for Lawful Development Certificate for proposed hip to gable roof extension with first floor obscure glazed window and rear dormer**

Date of site visit: 25.05.2016

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

A Certificate of Lawfulness is sought for a hip to gable extension to the side (south) roofslope and dormer to the rear (east) roofslope. Matching materials are proposed.

The application site comprises a semi-detached, hipped roof bungalow located on the east side of New Barn Road. New Barn Road itself is on rising land from south to the north, and the street scene comprises predominantly semi-detached bungalows, some with front dormers.

Relevant site history

AWDM/0755/16	Proposed front dormer	Current

Consultations: None relevant

Representations: None relevant

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extensions and alterations meet the relevant criteria of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension would not exceed the highest part of the existing roof;

(c) the roof extension would be to the side and rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace would not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension does not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe other than as permitted under class G;

(f) the dwellinghouse is not on article 2(3) land

B.2 (a) the materials used in any exterior work would be of similar appearance to those used in the construction of the exterior of the existing house;

(b) the edge of the dormer extension closest to the eaves would be no less than 0.2 metres from the eaves, measured along the roofslope from the outside edge of the eaves;

(c) the side window proposed would be obscure glazed and the opening part of the window would be more than 1.7m above the floor of the room.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on Drawing titles:- “Proposed Detail Drawing Size – A1 Scale – 1:50 April – 2016”; “Existing Detail Drawing Size – A1 Scale – 1:50 April – 2016”; and “Location Plan A3 Drawing Size 1:500 and 1:1250.” validated on 19th May 2016, complies with the provision for ‘permitted development’ by virtue of Class B and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 22.06.2016

Authorised by: Jo Morin Date: 23.06.2016