Development Management - Delegated Officer Report

Application Number: **AWDM/1124/13**

Recommendation – Issue Certificate

Site: **16 Adur Drive, Shoreham By Sea**

Proposal: **Lawful Development Certificate for proposed side hip to gable, rear dormer and front rooflight windows.**

Date of site visit: 19 November 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a two storey end of terrace house located on the east side of Adur Drive.

A Certificate of Lawfulness is sought for a hip to gable extension, proposed rear dormer extension and front rooflight windows. The rear dormer extension would measure approximately 5 metres in width by 2.4 metres in height and 3.5 metres in depth. The dormer would be set back at least 200mm from the edge of the eaves and matching materials are proposed. A side window is proposed in the gable which the applicant has confirmed would be obscure glazed and fixed shut up to 1.7m above the finished floor level. Two front rooflight windows are proposed which the applicant has confirmed would not protrude more than 150mm from the plane of the roof.

Relevant site history
SU/156/03 Single storey side extension and rear conservatory. Approved 11.9.2003

Consultations
None relevant

Representations
None

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 extension meet the relevant criteria of Classes B and C, Part 1 Schedule 2 of the Town and

Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

B.1 (a) The proposed development would not exceed the highest part of the roof;

(b) the dormer is proposed to the rear and would not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(c) the cubic volume of the resulting roofspace would not exceed the original roofspace by more than 40 cubic metres;

(d) the development would not include the provision of a veranda, balcony or raised platform or alterations, replacement or installation of a chimney, flue, or soil/vent pipe;

(e) The site is not within a conservation area.

B.2 (a) Matching materials are proposed;

(b) The dormer is set more than 20cm from the eaves of the original roof;

(c) The side window would be obscure glazed and non-opening up to 1.7m above finished floor level;

C.1 (a) The proposed rooflight windows would not protrude more than 150mm beyond the plane of the original roofslope;

(b) The rooflight windows would not be higher than the existing roof;

(c) n/a

C.2 n/a

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the unnumbered Site Location Plan, drawing number MAS/01 entitled 'West and north elevation plan', MAS/02 entitled 'East & Section A-A Plan' and on drawing number MAS/03 entitled 'Floor Plan' deposited 24 September 2013, and as described in email of clarification dated 25 November 2013, complies with the provision for 'permitted development' by virtue of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

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

Case Officer: Rebekah Smith Date: 28 November 2013

Authorised by: Peter Barnett Date: 29 November 2013