Development Management - Delegated Officer Report

Application Number: **AWDM/0911/15**

Recommendation – Issue Certificate

Site: **63 Greenways Crescent, Shoreham By Sea**

Proposal: **Application for a Lawful Development Certificate for proposed roof alterations including hip to gable and rear dormer with Juliet balcony**

Date of site visit: 17 August 2015

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises an end of terrace house located on the west side of Greenways Crescent. This is a predominantly residential area comprising of many similar terraced houses in the immediate vicinity as well as some semi-detached.

A Certificate of Lawfulness is sought for a hip to gable extension and rear dormer extension (measuring approximately 5.2 x 2.5m x 3.2m and set back at least 0.2m from the eaves), Rooflight windows are shown on the front roofslope which the applicant has confirmed would not project more than 150mm from the plane of the existing roof. A side window is proposed to the gable which the applicant has confirmed would be obscure glazed with no openings under 1.7m from finished floor level.

Matching materials are proposed.

Relevant site history

The original house predates planning history.

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 extensions and alterations meet the relevant criteria of Classes B, C and G Part 1 Schedule 2 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 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 40 cubic metres;

(e) the roof extension does not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney or flue. The new SVP can be installed 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 dormer extension would be set back at least 0.2 metres from the eaves;

(c) no side windows are proposed to the dormer

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

(b) the rooflight windows would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 The side window is proposed to be obscure glazed and non-opening above 1.7 metres above finished floor level.

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

(b) the height of the soil and vent pipe would not exceed the highest part of the roof by 1 metre or more

(c) the dwelling is not on article 2(3) land

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the Drawing number 01 entitled 'Plans and Elevations as Existing' deposited 23 June 2015, Drawing number 02 entitled 'Plans and Elevations as Proposed' deposited 23 June 2015, Drawing number 05 entitled 'Block & Location Plan' deposited 23 June 2015 and in email of clarification dated 17 August 2015, complies with the provision for 'permitted development' by virtue of Classes B, C and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

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

Case Officer: Rebekah Smith Date: 3 September 2015

Authorised by: Peter Barnett Date: 3 September 2015