Expiry Date – 22nd December

Development Control – Delegated Officer Report

Application Number: AWDM/1336/12 **Recommendation – Issue**

Site: 14 Roman Road, Southwick

Proposal: Application for a Lawful Development Certificate for a proposed raised gable, rear roof extension, two front rooflights and alterations to existing single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to a semi detached two storey house on the east side of Roman Road.

The property is not in a conservation area and is not a listed building.

A determination is sought as to whether a extensions to the roof, including rooflights, require planning permisison and whether the introduction of bi-fold doors to the rear elevation of an existing single storey rear extension is an alteration requiring permisison.

Relevant Planning History

Consultations

None conducted.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class B of Part 1 Schedule 2 of the GPDO planning permission is not required for roof extensions to dwellinghouses outside of conservation areas where:

- an extension does not exceed the height of the highest part of the existing roof;
- no part of the house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway;
- the cubic content of the resulting roof space would exceed the cubic content of the original roof space by no more than 40 cubic metres in the case of a terraced house;
- it would not consist of or include – the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Conditions of Class B require that materials used shall be of a similar appearance to those in the existing house; the edge of the enlargement closest to the eaves of the original roof shall, so far as is practicable, be not less than 20 cm from the eaves of the original roof. They also require upper floor side windows to b obscure glazed and fixed shut up to1.7 ms height. This is indicated in the submitted drawings .

Under Class C rooflights may be added to a roof where they do not protrude more than 150mm above the roof plane, exceed the highest part of the roof or result in the installation or alteration of a chimney or solar photovoltaics or solar thermal equipment.

The proposed roof extension does not exceed the highest part of the roof or extend beyond the plane of the front roofslope. It does not include a balcony or raised platform or the alteration, replacement of a chimney. The rear dormer is set more than 20cm up from the eaves line. The proposed roof works have a volume of:

Hip to Gable

(8.5 x 4 x 4.5) 6 = 25.5
Rear Dormer

(6 x 2.6 x 3.) 2 = 23.4

a total of 48.9 cubic metres.

The agent disputes this calculation and has produced figures (based on survey drawings not submitted) which calculate the volume to be far less, at 38.5 cubic metres.

The roof extension and rooflights are permitted development

The insertion of bi folding doors into the existing rear addition is an alteration permitted under class A of the GPDO.

<u>RECOMMENDATION</u>

The proposal complies with the requirements of Classes A, B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 18/12/12

Authorised and signed by: PD Date: 18.12.12