DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/1353/13

Site: **56 Gordon Road**

Proposal: **Application for a Lawful Development Certificate for proposed extension of side hip into gable with rear dormer and front rooflights**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two-storey Victorian building in a terraced residential street, close to Shoreham town centre. The building is used as single dwellinghouse.

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 proposal is:

A roof dormer extension to measure (at maximum) 2.2 metres in height, 5.1 metres in length, and 2.5 metres in width

A rear extension to measure (at maximum) 2.6 metres in height, 1.1 metres in length, and 3.1 metres in width

Installation of 2 no. roof lights in front roof slope

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 ‘Development within the curtilage of a dwellinghouse’

Class A
Class B
Class C

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

Class A

Not less than half of total area of garden built on. Extension not higher than highest part of existing dwellinghouse. Height of eaves not exceeding height of eaves of existing dwellinghouse. Does not front a highway. Height of eaves not to exceed 3 metres. Not including veranda, balcony or raised platform or microwave antenna of chimney. Exterior materials to match existing.

Class B

No part would exceed highest part of existing roof. Not extending beyond principal elevation facing a highway. Cubic metres of 40 not exceeded. Does not involve veranda, balcony or raised platform or chimney. Materials to exterior to match existing. Edge of enlargement closest to eaves (excluding overhang) not to be less than 20 cm. Window in side elevation obscure-glazed and non-opening less than 1.7 metres above finished floor level.

Class C

The rooflights would not protrude more than 150 mm beyond roof plane. Not higher than highest part of roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawings No. 5065/PL/001 titled Site Plan, No. 5065/PL/020 titled Floor Plans Proposed, No. 5065/PL/021 titled Elevations Proposed, date valid 28-10-2013 and No. 5065/PL/022 titled Sections Proposed received 27-10-2013 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes A, B, and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 26-11-2013

Authorising Officer
Sign Peter Barnett Date 27 November 2013