DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/08/0918/CLP – 39 Downside Avenue

DATE OF SITE VISIT: 14.07.2008

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application relates to a semi-detached bungalow on the southern side of Downside Avenue. The application dwelling is not within a conservation area and is not a Listed Building. To the rear of the property the garden is bound by other residential gardens.

PROPOSAL:

A Certificate of Lawfulness for a proposed development is sought for extensions to include a gable end, rear dormer, 3 rooflights on the front roof slope, new French doors to rear elevation and a new window in the side elevation.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Reason for Decision
08/0682/CLP	Application for Certificate of Lawful Development for the demolition of existing garage and lean-to and proposed loft conversion comprising new gable end, full width rear dormer, 3 velux windows on front roof slope and new window to side elevation to be constructed under Permitted Development allowances.	NOT TO ISSUE A CERTIFICATE	21-08-2008	Insufficient evidence.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT:

The proposal has been considered in relation to schedule 2 Part 1 Class A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Based on the fact that the property is a semi-detached house, extensions to the roof must not exceed 50 cubic metres in volume.

The proposed roof lights will not exceed a height of 150mm from the plane of the roof and replacement doors and windows will be within existing walls and as such they will fall within class A and C of the above order and they are deemed to be lawful.

The proposed gable and rear dormer extensions have been calculated by the applicant to total 49.7964 cubic metres and the Councils calculations show the extensions total 49.66 cubic metres.

Calculations from the plans are as follows:

Hip-to-Gable alteration

Roof height	= 3.267m
New ridge length	= 4.403m
Gable eaves width	= 9.527m

Volume = (3.267 × 4.403 × (9.527 ÷ 2)) ÷ 3 = $\underline{22.84m^3}$

Rear Dormer window

Height	= 2.3m
Width	= 6.75m
Depth	= 3.455m

Volume = (2.3 × 6.75 × 3.455) ÷ 2 = $\underline{26.82m^3}$

Total Volume of Extensions = 49.66 m^3

- The proposed roof alterations would not increase the volume of the dwelling by more than 50 cubic metres.
- Materials will be similar in appearance to existing.
- First floor side windows will be obscure glazing & opening will be 1.7m above floor level.
- The new dormer will be min. 200mm back from the existing eaves.
- Alterations will be below the height of the existing ridge.
- There are no verandas balconies or raised platforms.
- The total area covered by buildings within the curtilage of the application property is less than 50%.

For the above reasons the Local Planning Authority consider that the proposed development would be lawful as it would meet the provisions of the Town and Country Planning General Permitted Development Order 1995, Schedule 2, Part 1, Class B (as amended).

It is therefore recommended that a certificate of lawful development should be issued.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development.

REASONS FOR RECOMMENDATION:

The proposal constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class A, B and C Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995 (as amended)

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are not relevant to this application.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign.....[redacted].....Date.....20.10.08.....

Authorising Off
Sign.....[redacted].....Date.....20.10.08.....