Development Control – Delegated Officer Report

Application Number: AWDM/0982/15 Recommendation – APPROVE

Site: 8 Fowey Close Shoreham-By-Sea West Sussex

Proposal: Application for a Lawful Development Certificate for proposed hip to gable roof extension and extension of existing rear dormer, front rooflights and new soil vent pipe.

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow in an outer residential suburb of Shoreham. The existing roof void has been converted to habitable accommodation, and an existing flat roof rear dormer built.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

A hip to gable roof extension to measure (at max) 3.6 metres in height, 7.9 metres in length, and 4.2 metres in width, and flat roof rear dormer extension to measure (at max) 1.9 metres in height, 3.1 metres in length, and 2.5 metres in width, and a soil vent pipe 5.8 metres in height and 2 no. rooflights in front elevation

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse.

Class B Class C Class G
ASSESSMENT:

The dwellinghouse use is the authorised planning use. The building is not Listed or in designated land. Its permitted development rights are intact. The total volume of roof extensions would not exceed 50 cubic metres (existing dormer, proposed dormer and roof extensions combined). Cedral cladding is proposed, of a similar appearance to the cladding on the existing rear dormer. No part of the proposal is to be higher than the highest part of the existing roof. No veranda/balconies/raised platform involved. More than 20 cm set back would be retained from the eaves. The soil vent pipe would not exceed the highest part of the roof by 1 metre. The rooflights

would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed hip to gable roof extension, extension of existing rear dormer, front rooflights and new soil vent pipe as shown on Drawing nos. 02 titled Plans & Elevations As Proposed and 05 titled BLOCK & Location Plan date valid 29-06-2015 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B, C, and G of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer Sign: Matthew Porter Date 05-08-2015

Authorising Officer Sign Peter Barnett Date 5 August 2015