Development Control – Delegated Officer Report

Application Number: AWDM/1056/15 Recommendation – APPROVE

Site: 102 The Crescent Southwick Brighton

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable roof extension with rear dormer

SITE AND SURROUNDINGS:

The application site relates to a semi-detached bungalow in a residential suburb of Southwick, just north of the shopping precinct. The building has been extended at the rear by way of a single storey rear extension. The hipped roof of this is physically attached to the main bungalow roof.

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) 3.2 metres in height, 7 metres in length, and 3.5 metres in width, and a rear dormer to measure (at max) 2.2 metres in height, 9 metres in length, and 2.5 metres in width

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, and Class E

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 (the intention is for severance of the existing extension roof from the main roof so removing this volume from the allowance limit calculation, so giving a volume of 37.75 cubic metres). External materials would be of a similar appearance to the existing bungalow. No part of the proposal is to be higher than the highest part of the existing roof. No verdana/balconies/raised platform involved (the French doors would have guarding).

More than 20 cm set back would be retained from the eaves. The roof lights would not protrude more than 1.5 metres from the roof slope and set no higher than the existing roof. The converted garage building is not to be separate self-contained, living accommodation. It would not have a microwave antenna.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed hip to gable roof extension and extension of existing rear dormer as shown on Drawing no. 1586/1899C titled Proposed Loft Conversion and Conversion of Garage to Games Room date valid 24-07-2015 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B, C, and E 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