DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/1234/14

Site: **57 Southwick Street**

Proposal: **Lawful Development Certificate for proposed hip to gable roof extension and rear dormer**

SITE AND SURROUNDINGS:

The application property is a semi-detached two-storey dwellinghouse situated in an outer residential suburb of Southwick.

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 Countr4y Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A hip to gable roof extension and flat roof rear dormer to measure 6.5 metres in width, 3.6 metres in height, and 3.2 metres in length

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 B

ASSESSMENT:

The original dwellinghouse building is not on article 1(5) land. Permitted development rights are intact.

No part of the dormer would exceed height of highest part of existing roof. No part would extend beyond plane of existing roof slope fronting a highway. The cubic content would not exceed 50 cubic metres. The exterior works shall be of a similar appearance to the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing No. PBP0159/01 date valid 29-08-2014 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008 (as amended).

DELEGATED

Case Officer
Sign Matthew Porter Date 6-10-2014

Authorising Officer
Signed Peter Barnett Date 8 October 2014