Development Management – Delegated Officer Report

Application Number: AWDM/1208/20 Recommendation – APPROVE

Site: 31 Valley Road, Sompting, Lancing

Proposal: Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable and rear dormer with Juliet balcony and front roof light.

Site visit: N

Proposal, Site and Surroundings

The applicant has proposed a hip to gable enlargement and the creation of a flat roof rear dormer to the south elevation with window and Juliette balcony. In addition the installation of a front roof light on the principal roof elevation. A window in the side of the gable is also proposed. This is a semi detached bungalow within north Sompting. The site does not lie within a Conservation Area nor is it affecting the setting of a Listed Building. There are no Tree Protection Orders in effect on or surrounding the site that would be affected by the proposal.

There is an existing flat roof single storey extension to the rear.

There is a current planning application under consideration for a front extension which includes development at both 31 and 33 Valley Road the pair of semi detached bungalows. AWDM/1188/20.

It is noted that there are no previous planning decisions with conditions restricting development or removing permitted development rights of the property

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: *The proposed development would not result in any part of the dormer or hip to gable extension being higher than the ridge of the existing roof*.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

Analysis: *This criterion is not relevant to this application given the scope of the proposed development, as the extension is a dormer to the rear elevation and hip to gable enlargement to the side. None of the extension works are to the front elevation.*

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: *Measurements taken from the scaled drawings show that the proposed development would only increase the roofspace by 40.8 m3 (12.4 m^3 for the hip to gable and 28.4 m^3 for the dormer) therefore would not exceed the limits set by the above criterion which in this case is 50 cubic metres.*

(e) it would consist of or include:-
i) a verandah, balcony or raised platform or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: *The extensions include a Juliette balcony which is permitted development. None of the other changes listed above are included in this development.*

(f) the dwellinghouse is on article 2(3) land

Analysis: *The dwelling house is not sited within article 2(3) land.*

B.2 Development is permitted subject to:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: *The applicant's agent has confirmed that the materials would be similar in appearance to that of existing materials.*

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
(aa) the eaves of the original roof are maintained or reinstated; and
(bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and
ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: *There is an existing flat roof rear extension which is above the eaves. The proposed rear dormer will not touch this existing flat roof development. Enough of the original eaves have been retained to show that the dormer will be at least 0.2m above the eaves.*

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-
i) obscure glazed and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *The applicant's agent has confirmed that the side window will be obscurely glazed and non opening unless opening more than 1.7 metres above the floor of the room in which the window is installed.*

Class C – Alterations to the roof of a dwelling house

C.1 Development is not permitted by Class C if:-

a) The dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q.

Analysis: *The dwellinghouse has not been created through change of use by virtue of Part 3.*

b) The alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: *According to the submitted plans, the proposed rooflights would be not protrude more than 150mm and therefore would adhere to the above criterion.*

c) The height of the highest part of the alteration would exceed the highest part of the original roof;

Analysis: *The proposed development would adhere to constraints set by the above criteria.*

(d) it would consist of or include:-
i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: *This criterion is not relevant to this application given the scope of the proposed development are rooflights, which would not include any of the above.*

C.2 Development is permitted subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be:-

a) obscure-glazed, and
b) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: *This criterion is not relevant to this application given the scope of the proposed development are rooflights to the principal roof slope*

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

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 B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Informative: -

The applicant is advised that this development is only Permitted Development if built and completed before work commences on the front extension at no. 31 and 33 Valley Road submitted under application reference AWDM/1188/20.

Case Officer: Hannah Barker Date: 13th October 2020

Authorised by: Peter Barnett Date: 13 October 2020