Development Control – Delegated Officer Report

Application Number: ADC/0086/10 **Recommendation – Permit Application**

Site: **80 Downside Shoreham-by-Sea West Sussex BN43 6HE**

Proposal: **Rear single-storey extension and roof conversion, including extension of hipped roof to part gable at rear and two side dormers (Application for Proposed Certificate of Lawfulness)**

The Application

The application is to determine whether a planning application is required for the proposals to this hipped roof detached bungalow within the built up area of Shoreham. The property is on the north side of Downside and currently has a rear sloping roof single storey extension.

The existing single storey rear extension is to be demolished and a single storey flat roof extension is proposed with roof lights to provide a kitchen and dining roof. The extension is 4 metres in depth, 6.7 metres wide with a maximum height of 2.4 metres (2.9 including the roof lights.)

Also proposed is a loft conversion to provide two bedrooms and a bathroom. Two side pitched roof dormers are proposed, each 6.4 metes wide, 2.1 metres high, with a maximum depth of 1.5 metres. Also proposed is a rear hip to part gable.

The only matter for consideration in this current application is whether planning permission is required in this case. The planning merits of the proposal are not for consideration in this case.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Legislation

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 A: - The enlargement, improvement or other alteration of a dwellinghouse.

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

Planning Assessment

The proposed single storey extension and roof extensions are clearly 'development' as defined by section 55 of the Town and Country Planning Act 1990.

The rear extension constitutes the enlargement of a dwellinghouse (Class A) and the dormers and rear gable constitute enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Class B).

The relevant Classes A and B of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargements. It contains a number of limitations:-

Class A

(a) The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of curtilage.
(b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwelling house.
(c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
(d) The enlarged part of the dwelling house does not extend beyond a wall which (i) fronts a highway (ii) and forms either a principle elevation or a side elevation of the original dwelling house.
(e) (i) The enlarged part of the dwellinghouse is single storey and does not extend beyond the rear wall of the original house by more than 4 metres (detached dwelling) (ii) and does not exceed 4 metres in height.
(f) N/A
(g) The eaves of the enlarged part of the dwellinghouse do not exceed 3 metres within 2 metres of the boundary.
(h) N/A
(i) (i) (ii) (iii) (iv) The development does not include the construction or provision of a veranda, balcony or raised platform, installation, alteration or replacement of microwave antenna, chimney, flue or soil and vent pipe or the alteration to any part of the roof of the dwellinghouse.

It also contains conditions: -

(a) The external materials shall be of similar appearance ot those used in the construction of the existing dwellinghouse.
(b) N/A
(c) N/A

Class B

(a) The proposed dormer and gable extension do not exceed the highest part of the existing roof of the house.
(b) The roof extensions are to the side and rear and do not extend beyond a roof plane forming the principal elevation of the original dwelling and facing the highway.
(c) The cubic content of the resulting roof space is 32.8 cubic metres and is therefore with the maximum of the permitted 50 cubic metres.
(d) The proposal does not include the alteration of a soil or vent pipe or addition of a veranda, raised platform or balcony.
(e) The dwellinghouse is not within the Conservation Area.

It also contains conditions: -

(a) The external materials shall match existing.
(b) The edge of the gable extension will not be less than 20cm from the eaves of the original roof.
(c) The side windows on the dormers will be fitted with obscure glazing and will be non-openable with the exception of high level fan lights.

Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: Rear single storey extension and roof conversion, including extension of hipped roof to part gable at rear and two side dormers (Application for Proposed Certificate of Lawfulness)

Land at: 80 Downside Shoreham-By-Sea, West Sussex

Reason: - The proposed building works fall with the definition of 'development' as defined by section 55 of the Act.

The rear extension constitutes the enlargement of a dwelllinghouse (Class A) and the dormers and rear gable constitute enlargement of a dwellinghouse consisting of an addition or alterations to its roof (Class B).

They comply with the provisions of the relevant Classes A and B Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer... [redacted] .....Date... 30/3/10

[redacted] 30/3