

Expiry: 2/7

Development Management - Delegated Officer Report

Application Number: AWD/0458/26

Recommendation – Approve

Site: 19 Adur Avenue, Shoreham

Proposal: Application for Certificate of Lawfulness for proposed rear dormer and front-facing rooflights.

Date of site visit: 20/5

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: N/A

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

Analysis: Dormer sits below roof ridge

(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: Dormer to rear only.

(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: The cubic content of the dormer would be 29m³.

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(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: No

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

Analysis: The development is not within a conservation area

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: N/A

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: Revised drawing shows matching materials to be used.

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

i) other than in the case of a hip-to-gable 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: The dormer is set 300mm up from 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 revised plan shows both windows installed above ground level in the flank wall are obscurely glazed to minimum level 3 and non-opening below 1.7 metres.

Class C – Alterations to the roof of a dwelling house

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

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

Analysis: No

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: Revised plan annotated to confirm rooflights would project less than 0.15m from the roof plan.

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

Analysis: Roof lights set below roof ridge

(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: No

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: No

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: The revised plan shows both windows installed above ground level in the flank wall are obscurely glazed to minimum level 3 and non-opening below 1.7 metres.

Recommendation

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

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Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: MOK Date: 2/6

Authorised by: Peter Barnett Date: 3 June 2026