Expiry Date – 18th October

Development Control – Delegated Officer Report

Application Number: AWDM/1035/12 Recommendation – Issue

Site: 4 Park Road, Shoreham

Proposal: Application for Certificate of Lawfulness for proposed dummy pitched roof to existing single storey rear extension and extensions to side and rear roofslopes and two rooflights to front roofslope.

Neighbours checked: Y

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the east side of Park Road. The property backs on to a small public park. It has a flat roofed single storey rear extension and a detached garage at the rear off a shared drive.

The property is not in a conservation area and is not a listed building.

A determination is sought as to whether extensions at roof level (barn end hip to roof, rear dormer and two front rooflights) and the addition of a dummy pitched roof to an existing rear extension are permitted development or require planning permission.

Relevant Planning History

None.

Consultations

None conducted.

Representations

None conducted.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) Order 2008 (GPDO).

Planning Assessment

Under Class B of Part 1 Schedule 2 of the GPDO planning permission is not required for roof extensions to dwellinghouses outside of conservation areas where:

- an extension does not exceed the height of the highest part of the existing roof;
- no part of the house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway;
- the cubic content of the resulting roof space would exceed the cubic content of the original roof space by no more than 50 cubic metres in the case of a semi detached house;
- it would not consist of or include – the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Conditions of Class B require that materials used shall be of a similar appearance to those in the existing house; the edge of the enlargement closest to the eaves of the original roof shall, so far as is practicable, be not less than 20 cm from the eaves of the original roof.

Under Class C rooflights may be added to a roof where they do not protrude more than 150mm above the roof plane, exceed the highest part of the roof or result in the installation or alteration of a chimney or solar photovoltaics or solar thermal equipment.

The proposed roof extension does not exceed the highest part of the roof or extend beyond the plane of the front roofslope. It does not include a balcony or raised platform or the alteration, replacement of a chimney. The rear dormer is set more than 20cm up from the eaves line. The proposed roof works have a volume of approximately 16 cubic metres, well below the 50 cubic metres permissible.

The agent has confirmed matching materials will be used and that the front rooflights proposed will not project more than 150mm above the roofslope.

Under Class A of Part 1 Schedule 2 of the GPDO single storey rear extensions do not need permission where:

i) the property is not in a conservation area;
ii) the ground coverage of all buildings within the curtilage does not exceed 50% of the total curtilage area;
iii) it does not exceed 3 metres in height to eaves and 4 metres in height to pitch
iv) the depth of the rear extension is not greater than 3 metres;
v) No verandah, balcony or raised platform is involved;
vi) It does not involve the installation, alteration or replacement of a chimney, flue or soli or vent pipe or,
vii) an alteration to any part of the roof of the dwelling

The existing flat roofed rear extension has a depth of 2.9 metres. The proposed dummy pitched roof has an eaves height to match the existing bungalow which is less than 3 metres in height. The maximum height of the pitched roof proposed is 3 metres. Not

more than 50% of the curtilage is to be covered and no flue, chimney, balcony or platform altered or formed. Matching materials are to be used.

The roof extensions and dummy pitched roof to the existing rear extension are permitted development

RECOMMENDATION

The proposal complies with the requirements of Classes A, B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

APPROVE for the reason:-

The proposal complies with the relevant part of the GPDO.

Is recommendation contrary to any representations? N

Case Officer signed: M. OKeeffe Date: 13/9/12

Authorised and signed by: P Devonport Date: 17.9.12