Development Management - Delegated Officer Report

Application Number: **AWDM/0880/12** **Recommendation – APPROVE**

Site: **37 Cokeham Road, Sompting BN15 OAE**

Proposal: **Application for Lawful Development Certificate for proposed hip-to-gable roof extension**

Date of site visit: 26.07.12

Neighbours checked: N/A

Additional neighbour notifications: N/A

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached hip roofed bungalow. The dwelling is located within the built up area of Sompting on the south side of Cokeham Road.

The dwelling is hip roofed, with a front projecting hipped roof element on the west side.

The proposals under consideration consist of the enlargement of the roof to accommodate a further two bedrooms (one ensuite) with a bathroom.

The submitted plans show a hip to gable side extension.

The applicant has annotated the volume calculations on the plans thus:

Proposed hip to gable = 12 cu m

Property History
Rear single-storey extension.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or GPDO. Schedule 2 Part 1 Development within the curtilage of a dwellinghouse.

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

Planning Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The relevant Class B and C 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 and alterations. They contain a number of limitations:-

Class B

(a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof. The proposals would extend the existing roof ridge, however it would be no higher.

(b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The proposals would be to the side of the dwelling.

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 50 cubic metres.

The existing roof has not previously been extended.

The proposed hip to gable extension would have a volume of – 7.1m base x 2.87m ridge x 3.4m height /6 = 11.5 cu m

The proposals therefore comply.

(d) It would consist of or include –
(i) the construction or provision of a veranda, balcony or raised platform; N/A
Or **(ii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe; N/A

(e) The dwellinghouse is on article 1(5) land - The dwelling is not sited within a conservation area, a national park, an AONB, the Broads, or an area specified for the purposes of 41(3) of the Wildlife and Countryside Act 1981(b).

Class B also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – The plans state that the materials will match.

(b) The edge of the enlargement closest the eaves of the original roof shall, as far as practicable, be not less that 20cm from the eaves of the original roof. N/A proposals only consist of a hip-to-gable extension.

(c) Any window inserted on a wall or roof slope forming the side elevation of the dwellinghouse shall be –

(i) Obscure-glazed.

(ii) And, 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. The plans show no additional windows at the side of the house as part of the proposals.

No side windows proposed.

Class C

(a) The alteration would protrude more than 150mm beyond the plane of the roof. As annotated on the submitted plans the proposed roof lights would comply.

(b) It would result in the alteration being higher than the highest part of the roof. The proposed roof lights would be set down from the ridge of the existing roof by 1.5m

(c) It would consist or include – (i) the installation of a chimney, flue or SVP. Proposals do not consist of the above. (ii) the installation of solar PV or thermal panels. Proposals do not consist of the above.

Class C also contains conditions:-

Any window located in the a roof slope forming a side elevation shall be: –

(a) obscurely glazed; and

(b) fixed shut if below 1.7m from the internal floor level.

No side windows proposed.

Recommendation

That a Certificate of Lawfulness is issued.

Description: Application for Lawful Development Certificate for proposed hip-to-gable roof extension, with front and rear roof lights.

Land at: 37 Cokeham Road, Sompting, Lancing, West Sussex BN15 0AE

The proposal constitutes ‘permitted development’ under Class B and Class C of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer: Carlos Hone Date: 31.07.12

Authorised by: Jo Morin Date: 6 Aug 2012