Development Management - Delegated Officer Report

Application Number: **AWDM/1053/15**

Recommendation – Issue Certificate

Site: **66 Hillrise Avenue, Sompting**

Proposal: **Application for Certificate of Lawfulness for hip to gable roof extension with rear dormer and rooflight windows**

Date of site visit: 1 September 2015

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the east side of Hillrise Avenue. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for an existing hip to gable extension, rear dormer extension (measuring 5m x 2.6m x 3.6m and set back at least 0.2m from the eaves), and two rooflight windows which the applicant has confirmed do not project more than 150mm from the plane of the existing roof.

Relevant site history
S/6/52 – granted planning permission for 19 pairs and 1 detached bungalow 21/04/1953 with no restrictive conditions.

Consultations
None relevant

Representations
None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the extensions and alterations meet the relevant criteria of Classes B and C Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

B.1 (a) The dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) The height of the roof extension does not exceed the highest part of the existing roof;

(c) the roof extension is to the rear and side and does not extend beyond the plane of the roofslope forming the principal elevation or fronting the highway;

(d) the cubic content of the resulting roofspace does not exceed the cubic content of the original roof by more than 50 cubic metres;

(e) the roof extension does not include a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe other than as permitted under class G;

(f) the dwellinghouse is not on article 2(3) land

B.2 (a) the materials used in any exterior work are of similar appearance to those used in the construction of the exterior of the existing house;

(b) the dormer extension is set back at least 0.2 metres from the eaves;

(c) the applicant has confirmed that the side window is obscure gazed and non-opening up to 1.7m above finished floor level;

C.1 (a) the dwellinghouse has not been granted only by virtue of Class M, N, P or Q;

(b) the applicant has confirmed that rooflight windows do not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it does not result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe other than as permitted under class G, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 The applicant has confirmed that the side window is obscure gazed and non-opening up to 1.7m above finished floor level;

G.1 (a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q
(b) the height of the chimney, flue or soil and vent pipe does not exceed the highest part of the roof by 1 metre or more
(c) N/A

Recommendation

ISSUE CERTIFICATE for the reason:-

The existing development, as shown on Drawing numbers 215/498/1, 215/498/2, 215/498/3, 215/498/4 and volume calculations deposited 13 July 2015, in email of clarification dated 8 September 2015, and on amended application forms deposited 18 September 2015, complies with the provision for ‘permitted development’ by virtue of Classes B, C and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 12 October 2015

Authorised by: Peter Barnett Date: 12 October 2015