Development Management - Delegated Officer Report

Application Number:
AWDM/0520/13

Recommendation – Issue Certificate

Site: **15 Gordon Road, Shoreham-By-Sea West Sussex**

Proposal: **Application for Certificate of Lawful Development for proposed dormer roof extension to rear and side elevation.**

Date of site visit: 18th June 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi detached large Victorian dwelling within a street of similar properties is the built up area of Shoreham.

A Certificate of Lawfulness is sought for a flat roof dormer to the rear and side elevation. Velux windows are proposed to the front roof slope. The dormer is formed of two components that to the rear of the main roof slope of the property and the side elevation of the existing two storey rear projection which has a lower ridge. The rear dormer is 4.9 metres wide, 2.2 metres high with a maximum depth of 2.9 metres. The attached dormer on the side of the rear projection is 8.5 metres long, 2.4 metres high and has a maximum depth of 2.8 metres. The roof extensions will provide a fourth bedroom and en-suite within the main roof space with a long room/store provided in the roof space and dormer of the rear projection.

The combined volume of the proposed dormers in 47.8 cubic metres.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

B. The dormer extension to rear and side fall under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class B which are relevant to this case are as follows:

(a) no part of the roof extensions will exceed the height of the highest part of the existing roof.

(b) no part of the dwelling house as a result of the works would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(c) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

(d) A new soil and vent pipe is proposed however it will not extend above the ridge.

(e) The site is not within a Conservation Area.

The dormer will be clad in plain tile hanging to match the existing roof tile. The dormer is to have a dark coloured felt roof. Windows will be timber sliding sash to match existing.

The windows on the side of the dormer will be obscurely glazed and non openable.

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed dormer roof extension to rear and side elevation are ‘development’ as defined by Section 55 of the Act and are ‘permitted development’ under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Application for Certificate of Lawful Development for proposed dormer roof extension to rear and side elevation shown on drawing no. 1050 02A - received 9th May 2013.

Second Schedule

15 Gordon Road, Shoreham-By-Sea, West Sussex, BN43 6WF

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 18th June 2013

Authorised and signed by: Jo Morin Date: 18 June 2013