Development Management – Delegated Officer Report

Application Number: AWDM/0210/16 Recommendation – APPROVE

Site: 20 The Burrells Shoreham-By-Sea West Sussex

Proposal: Application for Lawful Development Certificate for proposed rear dormer

Neighbours checked: N/A

Proposal, Site and Surroundings

The application site is a semi-detached bungalow situated in an outer residential suburb of Shoreham Beach.

The property is not located within the Conservation Area and is not a listed building. The authorised use is a dwelling house (Class C3.) Its 'permitted development rights' are intact.

It is proposed that a flat roof dormer is to be inserted into the rear roof slope along with three roof lights in the front roof slope.

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse. Classes B and C.

Planning Assessment:

The total volume of the proposed roof addition is 46 cubic metres. This would not exceed the permitted allowance of 50 cubic metres. The materials to be used are similar to those as existing. No part of the proposed dormer would be higher than the highest part of the existing roof. No veranda/balconies/raised platform is involved. A minimum 20 cm set-back would be retained between the vertical face of the dormer and the eaves. The front rooflights would not protrude more than 0.15 metres beyond the roof plane or be positioned higher than the original roof (specified on the drawing). The proposed dormer is to the rear of the dwelling, onto garden-to-garden boundary.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed rear dormer and front rooflights shown on drawing Nos. AD-157-01LC, AD-157-03LC & AD-157-02LC titled Proposed Rear Dormer – Lawful Certificate

drawing constitute ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990, but are permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

DELEGATED

Case Officer: Matthew Porter Date: 04-04-2016

Authorised by: Peter Barnett Date: 5 April 2016