DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0279/13

Site: **50 Overhill**

Proposal: **Application for a Lawful Development Certificate hip to gable roof extension at rear and side dormers and front roof light, bricking up of existing window in side elevation**

SITE AND SURROUNDINGS:

The application site is located in a residential suburb of Southwick, predominately bungalows. The application property is one such building. It has a hipped roof. The roof alterations applied for under the certificate were partially built out at the time of the site visit.

PROPOSAL:

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

2 no. flat roof side dormers and rear hip-to-gable roof extension with combined measurements (at maximum) of 3.5 metres in height, 8.1 metres in length, and 7.4 metres in width

Insertion of roof light in front roof slope and bricking up of existing window in side elevation.

RELEVANT LEGISLATION:

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

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

The development applied for was partially built at the time of the site visit. However at the point of the certificate being submitted, the work was proposed.

No part of the development would exceed the height of the highest part of the existing roof. No part of the development would extend beyond the plane of any existing roof slope fronting a highway. The cubic content of the resulting roof space would not exceed 50 cubic metres (it would be 49.68). Not less than 20 cm would be retained between the bottom edge of the dormers and the existing eaves. All first floor windows in the side would be obscured and non-opening up to 1.7 metres above the finish floor levels. All exterior materials will match/be of similar appearance to those of the existing building.

The roof light in the front slope would not protrude more than 150 mm beyond the roof plane.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing titled Site Plan date valid 5-03-2013, drawing no. 13/820/02 date valid 5-03-2013 and no. 13/820/06 date valid 12-04-2013 both titled Proposed alterations to existing room in roof constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 19-4-2013

Authorising Officer
Sign Peter Barnett Date 22 April 2013