Development Management - Delegated Officer Report

Application Number: AWDM/1154/15 Recommendation – Approve

Site: 11 Overhill, Southwick

Proposal: Application for Certificate of Lawfulness for proposed side dormer on North roofslope and front and rear rooflights

Date of site visit: 26 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This is an application for a Certificate of Lawfulness where the planning merits of the development cannot be taken into account. The application is seeking a Certificate in respect of a dormer roof extension to the north side roofslope, plus rooflights to the front and rear.

Relevant site history

AWDM/0872/15 – Loft conversion with two dormers to south elevation – refused

Consultations

None

Representations

None received

Relevant Planning Policies

Not applicable

Planning Assessment

The roof extension falls under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015. The provisions of Class B which are relevant to this case are as follows:

a) The property was originally constructed to be used as a house
b) None of the works will exceed the highest part of the existing roof
c) No part of the dwelling 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
d) The cubic content of the resulting roof space does not exceed 50 cubic metres (it measures 25 cubic metres) – there is an existing rear

extension with false pitched roof, the volume of which would not be sufficient to take the combined volume to more than 50 cubic metres
e) The proposal does not include a veranda, etc
f) The property is not on Article 2 (3) land

Conditions

(a) The external materials will match the existing dwelling
(b) The eaves of the original roof are maintained, the edge of the dormer will be more than 20cm from the eaves and it will not extend beyond the outside face of any external wall
(c) The windows in the dormer will be obscure glazed and will be non-opening below 1.7m above the floor of the room in which they are to be installed

The rooflights fall under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015. The provisions of Class B which are relevant to this case are as follows:

a) The property was originally constructed to be used as a house
b) The rooflights will not protrude more than 0.15m beyond the plane of the slope of the roof
c) They will not exceed the highest part of the roof
d) N/A

Conditions

The rooflights will be on the front and rear rooflsopes, not on the side, and can therefore be clear glazed.

Recommendation

APPROVE

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 north side dormer window and front and rear rooflights, as shown on drawing no. per05/15/02 pages 1-6 received as valid 5 August 2015 constitutes ‘development’ as defined by Section 55 of the Act and is ‘permitted development’ under Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015

First Schedule
Proposed side dormer on North roofslope and front and rear rooflights

Second Schedule
11 Overhill, Southwick

Case Officer: Peter Barnett Date: 10 September 2015

Authorised by: Gary Peck Date: 16 September 2015