Expires 14/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0238/07 **Recommendation – Permit Application**

Site: **2 Mill Hill Close Shoreham-by-Sea West Sussex BN43 5TP**

Proposal: **Removal of garage and enlargement of roof with side gable and rear dormer (application for Certificate of Lawfulness for Proposed Development)**

The Application

The application site is a semi-detached bungalow on the south side of Mill Hill Close, Shoreham. It features a west side garage and a small rear garden backing onto the side of properties on Mill Hill Drive.
The application is for a Certificate of Lawfulness to extend the west side hip into a gable end and add a dormer to the rear roof space. The side garage is to be demolished to remove its volume from the property's permitted development allowance.

Consultations and Representations

Third Parties

An objection was received from No.21 Mill Hill Drive on the grounds that the dormer will overlook their rear garden and encroach on their privacy.

However representations are not considered or deemed relevant with this application as it is not a formal application for planning permission.

Relevant Planning Policies and Guidance

Town and Country Planning (General Permitted Development) Order 1995. Schedule 2 part1. Development within the Curtilage of a Dwellinghouse.

Class B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted.

B.1 Development is not permitted by Class B if-

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
(b) any part of the dwellinghouse would, as aresult of the works, extend beyond the plane of any existing roof slope which fronts any highway;

(c). It would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;
(d). The cubic content of the resulting building would exceed the cubic content of the original dwellinghouse –

(ii) In any other case, by more than 70 cubic metres or 15%, whichever is the greater.

Planning Assessment

The hip to gable extension will be located on the west side of the roof. It does not front a highway. Its volume will be:

V= (3.9/3)X(7.8/2)x2.8= 14.2 cubic metres

The rear dormer will straddle a rear pitched obtrusion and sit on the ridge line of the main dwelling. Its volume is calculated as:

V= (3.5x2.4x8.1)/2= 34 cubic metres.

The total volume of this proposal will therefore be 48.2 cubic metres. Due to the removal of the garage there are no other extensions or outbuildings that will impact on this figure.

Recommendation

Issue Certificate of Lawfulness for proposed Development.

Reason

The proposed constitutes 'development' as defined by section 55 of the Town and Country Planning Act 1990 but is permitted by Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case officer:.....

CS 23/5/07.

Date: 22/5/07.