

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: AB/106/19/CLP

LOCATION: 11 Ford Road
Arundel
BN18 9DX

PROPOSAL: Application for a Lawful Development Certificate for a Proposed Use - Loft conversion including rear facing dormer window/french doors with juliet-balcony.

DESCRIPTION OF APPLICATION

Application for a Lawful Development Certificate for a Proposed Use - Loft conversion including rear facing dormer window/french doors with juliet-balcony.

RELEVANT SITE HISTORY

AB/107/19/PDH Notification under extended permitted development rights Prior Approv not req
for a single storey rear extension measuring 4.9m from 11-11-19
beyond the rear wall of the original dwelling house, with
maximum height of 3.6m and eaves height of 2.5m.

REPRESENTATIONS

Representations Received:

CONSULTATIONS

Consultations Responses Received:

LEGISLATIVE BACKGROUND

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they

shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (as amended).

- Class B, which pertains to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

CONCLUSION

The Town and Country Planning Act S55 Para 2 states:

"The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land" -

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building,"

It is indicated by the detail as submitted that the proposed loft conversion and associated internal works in this application would not be materially different in appearance to those currently in situ. This is resultant of referring to the design, detailing (the materials and construction of the loft conversion) and operation (layout of the proposal and how the proposal will work).

The internal conversion to a loft is considered to not materially affect the appearance of the building, and is therefore considered to be development, in line with Section 55, Part 2(a)(ii) of the Town & Country Planning Act. The proposal would therefore not require an application for planning permission.

The dormer is considered under the following:-

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) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(c) any part of the dwellinghouse 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 would exceed the cubic content of the original roof space by more than-

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case;
- (e) it would consist of or include-
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
- (f) the dwellinghouse is on article 2(3) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions-

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that-
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension-
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be-
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Interpretation of Class B

B.3 For the purposes of Class B, "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

The property is known as 11 Ford Road is a terrace property and is not listed or within a Conservation Area. The proposed extension would be of materials would be of materials to match that of the existing.

Examination of the site history has revealed no restrictions on Permitted Development.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 02/10/2019 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of compliance with the relevant criteria within Schedule 2

Part 1 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

FIRST SCHEDULE

The proposed dormer is considered to fall under Schedule 2 Part 1 Class B of the GDPO.

The development hereby approved shall be carried out in accordance with the following approved plans.

- Drawing 003 Location and Site Plan**
- Drawing 002 Proposed Plans and Elevations**

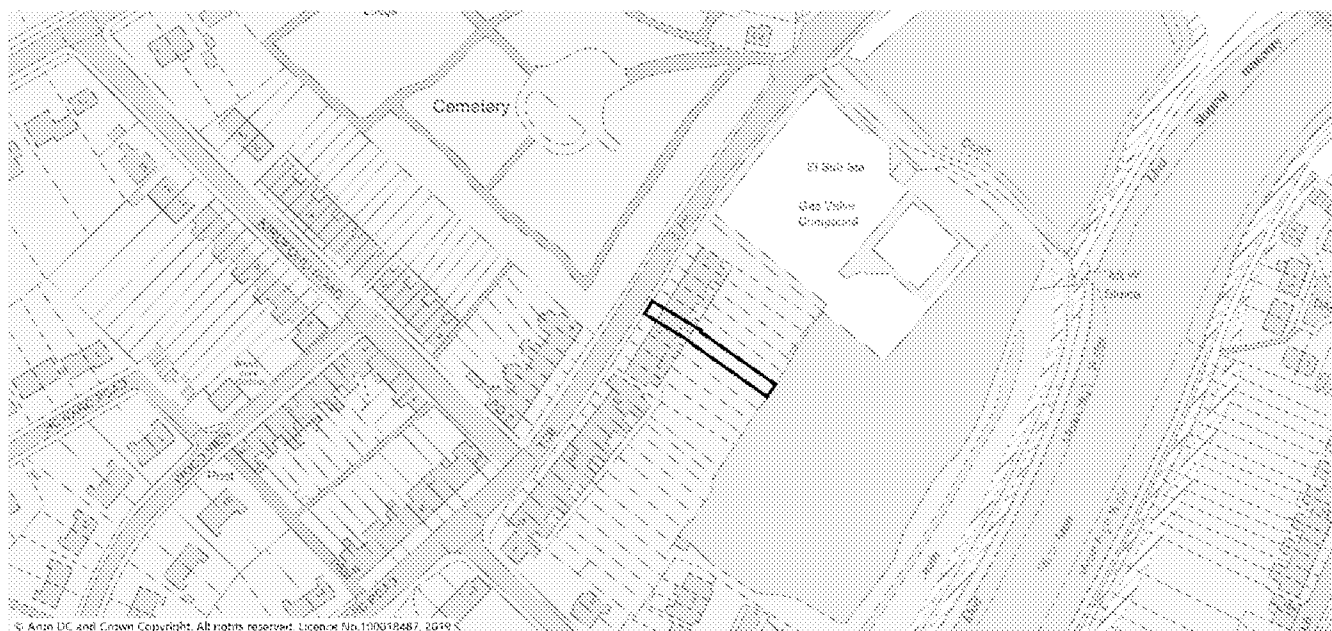
SECOND SCHEDULE

11 Ford Road, Arundel, BN18 8BD

EXTENT OF USE

Construction of a dormer to the rear elevations to a size of 1.8m to eaves height and 3m in width.

AB/106/19/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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