

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** BR/252/19/CLP**LOCATION:** 37 Hillsboro Road
Bognor Regis
PO21 2DX**PROPOSAL:** Lawful development certificate for a proposed roof conversion, hip to gable extension and alteration to roof in respect of 2 No. rooflights on the front roof plane.**DESCRIPTION OF APPLICATION**

The application seeks to construct a hip to gable extension, a rear dormer and the addition of rooflights to the front elevation.

RELEVANT SITE HISTORY

BR/183/19/HH	Single storey rear extension & bedroom in roof through the introduction of a dormer, following demolition of existing kitchen extension & conservatory.	ApproveConditionally 29-07-19
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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) (England) Order 2015 (as amended).

- Class B - additions etc to the roof
- Class C - other alterations to the 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 proposed hip to gable and dormer are considered to fall under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P 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.

The addition of rooflights is considered to fall under Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (d) it would consist of or include-
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be-

- (a) obscure-glazed; and
- (b) 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."

The property known as 37 Hillsboro Road is a semi-detached property and is not listed or within a Conservation Area.

Examination of the site history has revealed no restrictions on permitted development.

The proposed hip to gable will have a volume of 35.09m³. The dormer will have a volume of 11.815m³. There total volume is therefore 46.905m³. The proposed hip to gable and dormer complies with relevant sections of (a),(b),(c),(d),(e),(f), B.2 (a),(b),(c) and is considered permitted development and as such does not require the submission of an application for full planning permission.

The proposed rooflights comply with the relevant sections (a),(b),(c),(d),(i),(ii), C.2 (a),(b) and is considered permitted development and as such does not require the submission of an application for full planning permission.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 05/09/19 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 and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

FIRST SCHEDULE

The proposed hip to gable extension, rear dormer and rooflights are considered to fall under Schedule 2 Part 1, Classes B and C of the GDPO.

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

- Proposed Site Plan - 3**
- Proposed Elevations and Plans - 5**
- Planning Statement (calculations)**

SECOND SCHEDULE

37 Hillsboro Road, Bognor Regis, West Sussex, PO21 2DX

EXTENT OF USE

Construction of a hip to gable extension measuring 35.09m³, a rear dormer measuring 11.815m³ and the addition of 2 rooflights to the front elevation.

