

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** FP/50/20/CLP**LOCATION:** 3 George IV Walk
Felpham
PO22 8HJ**PROPOSAL:** Lawful development certificate for a new dormer to rear of existing roof.**DESCRIPTION OF APPLICATION**

This application seeks a Lawful development certificate for a new dormer to rear of existing roof with the materials to match the existing.

RELEVANT SITE HISTORY

FP/122/18/HH Single storey side & rear extension

ApproveConditionally
10-07-18**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).

B. 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 proposed 'rear dormer is considered to fall under Schedule 2 part 1 class B of the town and country planning (General Permitted Development) (England) Order 2015.

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
20
 - (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.

This property is a semi-detached property that is not in a conservation area or a listed and the materials used in the rear dormer will match the existing.

After examining the site history there is no restrictions placed on the proposal. The agent confirmed via email that materials would match that of the existing.

Two letters were received about the application. The application can only be determined on its lawfulness.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 21st April 2020 the development matter 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990. due to the fact that the proposed dormer complies with the relevant sections of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

. Construction of new dormer to existing rear roof as shown in the following plans:

- Proposed Floor Plans**
- Proposed Elevations**
- Location and Block Plan**

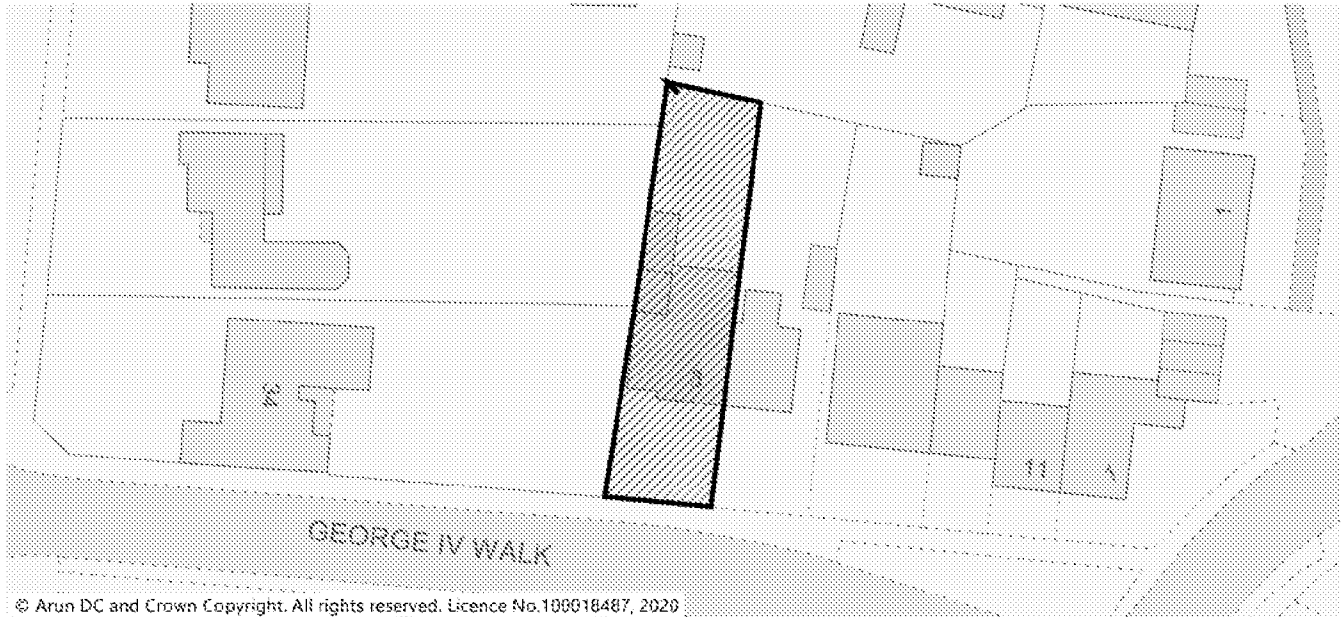
SECOND SCHEDULE

3 George IV Walk Felpham

EXTENT OF USE

Construction of new dormer to existing rear roof.

FP/50/20/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council
100018487. 2015