

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

REF NO: LU/102/13/CLP

LOCATION: 25 The Hooe
Littlehampton

PROPOSAL: Application for Certificate of Lawfulness for a proposed use - loft conversion and construction of rear facing dormer window

DESCRIPTION OF APPLICATION

The proposal involves the formation of a flat roof dormer within the rear slope of the existing roof. The length of the proposed dormer will be approximately 6 metres with the maximum projection from the existing roof plane of approximately 4 metres.

DESCRIPTION OF SITE AND SURROUNDINGS

The site is occupied by a two-storey semi-detached dwelling. No significant alterations or extensions have been made to the original dwelling.

RELEVANT SITE HISTORY

No historical applications on record.

REPRESENTATIONS

Representations received:

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

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 proposal will be assessed against criteria contained within The Town and

Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Part 1, Class B which sets out the scale of works that can be carried out in relation to roof extensions without needing to obtain planning permission.

CONCLUSIONS

The proposal involves the formation of a dormer extension to the rear slope of the existing roof which will provide additional roof space to be utilised for a new bedroom. The scale of this form of development that is permitted for a semi-detached dwelling, such as No. 25 The Hooe, is governed by relevant criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Part 1, Class B. Consequently, the proposal will be assessed against criteria within this part of the order to ascertain whether planning permission is required or not.

Criterion B.1(a) states that any roof extension should not exceed the height of the existing roof. The flat rooftop of the proposed dormer is to be set at matching height to the ridge of the existing roof and, as such, this criterion is satisfied.

Criterion B.1(b) stipulates that, in order for a roof extension to be deemed permitted development, it must not extend beyond the plane of any roof slope fronting a highway. The proposed dormer is to be installed within a rear facing roof slope and, as such, this criterion is complied with.

Criterion B.1(c) dictates that the maximum increase in volume (from that of the roofspace in the original dwellinghouse) for a semi-detached dwelling is 50 cubic metres. This is a cumulative value which takes any existing roof extensions into account. The original roof of the dwelling has not been extended previously and measurements taken from accompanying plans show that the resultant increase in roof volume will be within the parameters set out.

Criterion B.2(a) informs that external materials used for a roof extension should be of a similar appearance to those of the existing building in order for it to qualify as permitted development. Any certificate issued is on the basis that external materials used in the construction satisfy this requirement.

Criterion B.2(b) states that the edge of the roof extension closest to the eaves of the original roof shall, as far as practicable, be set at least 20cm from the eaves of the original roof. The accompanying plans show that the minimum required distance will be maintained and the works are therefore in accordance with these terms.

Other criteria contained within Class B are not relevant to the form of development that the proposal consist of.

The evidence listed above demonstrates that the proposed dormer is compliant with all relevant criteria and, as such, qualifies as Householder Permitted Development.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on the 24th of April 2013 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 black on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons.

The development qualifies as Householder Permitted Development as a result of being compliant with relevant criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Part 1, Class B.

FIRST SCHEDULE

The dormer measures approximately 6 metres in length, with a maximum projection from the existing roof plane of approximately 4 metres. Its height matches that of the ridge of the existing roof and a distance of at least 20cm is maintained between the eaves of the original roof and the dormer.

The increase in the volume of the roof will be no greater than 50 cubic metres.

External materials used for the walls of the dormer will be similar in appearance to those utilised on the original dwelling.

The certified works are shown on plans accompanying the application, namely;

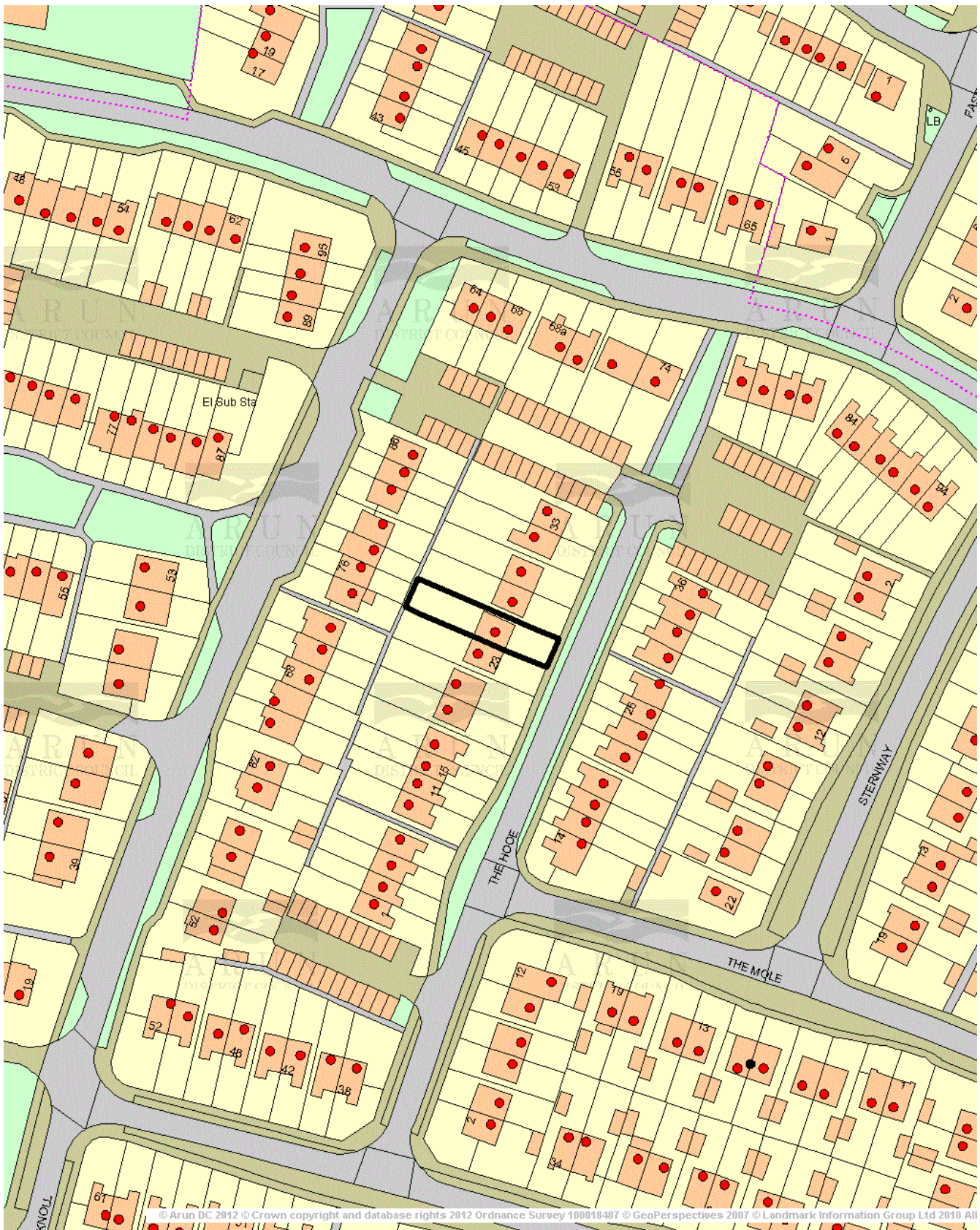
Drawing No. 307/01;
Drawing No. 307/02 REV. A;
Drawing No. 307/03;
Drawing No. 307/04;

SECOND SCHEDULE

25 The Hooe, Littlehampton, West Sussex, BN17 6PS

EXTENT OF USE

The development consists of the formation of a flat roof dormer extension within the rear slope of the existing roof.



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