
Site Address:	21 Kings Road, Hayling Island, PO11 0PD		
Proposal:	Application for Lawful Development Certificate relating to proposed loft conversion.		
Application No:	APP/18/00522	Expiry Date:	20/07/2018
Applicant:	Mr Simpkin		
Agent:	Mr Rola	Case Officer:	Denise Sheath
	Opun		
Ward:	Hayling East		

Recommendation: **GRANT A CERTIFICATE OF LAWFUL USE**

1 Site Description

1.1 The application site is a two storey semi-detached dwellinghouse of conventional brick and tile construction. The property features a single storey element to the west elevation, linked to a similar single storey element attached to the adjacent dwelling. The property benefits from a front hardstand for the parking of vehicles and a spacious rear garden.

1.2 To the east (no.23 Kings Road), is the attached other half of the semi-detached pair, similar in design and appearance to the application site. A 1.2m boundary fence runs along the mutual boundary between no.23 and the application site.

1.3 To the south, to the far side of Kings Road, are residential properties similar in appearance to the application site.

1.4 To the west (no.19 Kings Road), is a two storey dwellinghouse similar in design and appearance to the application site. No.19 is linked to the application site via adjacent single storey side stores. A 1.2m fence runs along the boundary between no.19 and the application site.

1.5 To the north, beyond an approximately 22m rear garden, is the partly wooded access drive to a nearby holiday park.

2 Planning History

APP/12/00514 - Single storey side extension., PERM,19/07/2012

3 Proposal

Application for Lawful Development Certificate relating to proposed loft conversion incorporating a rear dormer and three rooflights to the front.

4 Legislation

The Town and Country Planning (General Permitted Development) Order 2015 (As Amended)

5 Statutory and Non Statutory Consultations

None required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Whether the development would require planning permission.

The proposal assessed against the 'permitted development' allowances in The Town and Country Planning (General Permitted Development) Order 2015 (As Amended). Of most relevance is Technical Guidance on Permitted Development Rights for Householders released by the Department for Communities and Local Government in April 2016.

The development has been assessed against Part 1 Class B.

Under Class B the addition of a rear dormer meets the following tests.

- (a) No permission to use the dwellinghouse as a dwellinghouse has been granted by virtue of Classes M, N, P, PA, or Q of Part 3 of this Schedule (changes of use)
- (b) The dormer would not exceed the highest part of the existing roof
- (c) The dormer would not extend beyond the plane of any existing roof slope which forms the principal elevation or the dwellinghouse and fronts a highway
- (d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres
- (e) The dormers do not include:
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (f) The application site is not on article 2(3) land

B.2 - The plans submitted, demonstrate that the conditions in B.2 would be met.

7.2 A search of the planning history has not revealed conditions that restrict 'permitted development rights' nor is the dwelling part of an Article 4 direction.

It is therefore considered that the addition of a dormer to the rear roof slope and three rooflights to the front roof slope of the property would meet the requirements of Part 1 Class B.

8 Conclusion

It is considered that there is sufficient evidence as detailed in the submitted document to prove that the addition of a rear dormer and three rooflights to front elevations is considered to be classed as permitted development under The Town and Country Planning (General Permitted Development) Order 2015 (As Amended), Part Class B 'additions etc to the roof of a dwellinghouse'.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/18/00522 subject to the following conditions

Wording for decision notice

Havant Borough Council, as Local Planning Authority, certifies that on 25 May 2018 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on the submitted Location Plan and Site Plan would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within permitted development allowance as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

FIRST SCHEDULE:

This certificate relates to the following development:

Proposed loft conversion incorporating a rear dormer and three rooflights to the front as described in the written particulars, plans and other documents submitted with the application received 21 May 2018 and 25 May 2018.

SECOND SCHEDULE:

This certificate relates to land at 21 Kings Road, Hayling Island, PO11 0PD as shown edged red on the submitted location plan received 21 May 2018.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01_ OPN1231135 Existing Site Plan and Location Plan received 21 May 2018

Drg no. 02_ OPN0043068 Existing Floorplans and Section received 21 May 2018

Drg no. 03_ OPN0043068 Existing Elevations received 21 May 2018

Drg no. 04_ OPN0043068 Proposed Floorplans and Sections received on 25 May 2018

Drg no 05_ OPN0043068 Rev A Proposed Elevations received on 25 May 2018

Reason: - To ensure provision of a satisfactory development.