
Site Address: 22 Sea Grove Avenue, Hayling Island, PO11 9EU
Proposal: Application for Lawful Development Certificate in relation to addition of dormer to north elevation, including installation of windows and alterations to roof of existing conservatory.
Application No: APP/14/00866
Applicant: Mr Dormer
Agent: Mrs Grinstead
Ward: Hayling West
Expiry Date: 15/10/2014
Team: Team 2
Case Officer: Richard Temple
Your Home Plans Ltd

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

1 Site Description

- 1.1 The site includes a detached, single storey bungalow with driveway to the front and garden to rear. The roof has not yet been extended.

2 Planning History

- 2.1 No relevant planning history but the property does have an existing rear conservatory.

3 Proposal

- 3.1 Application for a certificate of proposed lawful development for dormer to north elevation, hip to gable extension to rear part of roof and replacement single storey conservatory.

4 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

5 Planning Considerations

- 5.1 Having regard to the relevant sections of the General Permitted Development Order:

- (i) Roof extensions Class B

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development permitted

B.1 Development is permitted by Class B as—

(a) **NO** part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(b) **NO** 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;

(c) 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 (the property is detached);

(d) it would **NOT** consist of or 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; or

(e) the dwellinghouse is **NOT** on article 1(5) land.

(ii) Proposed rear conservatory Class A

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development permitted

A.1 Development is permitted by Class A if—

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse **DO NOT** (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(b) the height of the part of the dwellinghouse enlarged, improved or altered would **NOT** exceed the height of the highest part of the roof of the existing dwellinghouse;

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **NOT** exceed the height of the eaves of the existing dwellinghouse;

(d) the enlarged part of the dwellinghouse would **NOT** extend beyond a wall which—

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

(e) the enlarged part of the dwellinghouse would have a single storey and—

(i) **NOT** extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) **NOT** exceed 4 metres in height;

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of

the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would **NOT** exceed 3 metres;

(h) the enlarged part of the dwellinghouse would **NOT** extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

The site is not located on Article 1(5) land.

6 Conclusion

The proposed roof and single storey rear extension are considered to meet the requirements of Class B and A of the General Permitted Development Order and as such do not require planning permission.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/14/00866