
Site Address:	13 Lime Grove, Hayling Island, PO11 0HS		
Proposal:	Application for Lawful Development Certificate relating to alterations to rear dormers to make one 'L' shaped dormer in loft.		
Application No:	APP/14/00997	Expiry Date:	20/11/2014
Applicant:	Mrs Pooke	Team:	Team 2
Agent:	Mrs Grinstead	Case Officer:	Bee Crawford
	Your Home Plans Ltd		
Ward:	Hayling West		

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

1 Site Description

- 1.1 The application site is a detached chalet style property situated on a corner plot on Lime Grove and Sinah Lane, with a driveway and detached garage to the west of the property. It has a red pitched tiled roof with red tile hung flat roof dormers to the north, east and west, and elevations of white painted rough render. The front garden faces Sinah Lane, is mainly laid to lawn with mature shrubs and trees and is enclosed by a 1.7 metre high hedge to the northern and eastern boundaries and a 1.8 metre high hedge to the southern boundary. There is vehicular access via 1 metre high wooden gates to the rear (west) of the property, with a tarmac driveway and parking area leading to the existing garage. The remainder of the garden consists of shrub borders, a lawn, a shed and a patio area. There is a 2 metre high fence to the western boundary and the continuation of the 1.8 metre high hedge to the southern boundary.
- 1.2 There are detached chalet style dwellings to the north and west of the application site of a similar age, style and design, a detached chalet style dwelling of individual age style and design to the south and a large two storey detached property of individual age, style and design lies to the east. The area is of low to medium density with a mixture of detached bungalows, chalet style dwellings and two storey dwellings of similar and individual style, design and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Section 192 application for a Lawful Development Certificate to establish whether the proposed extension to the existing dormer on the western roof slope of the property, and the provision of a new dormer on the southern roof slope of the property, resulting in an 'L' shaped roof addition, to be classed as permitted development under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, which is an amendment to the Town and Country Planning (General Permitted Development) Order 1995.

4 Legislation -

Town and Country Planning (General Permitted Development) (Amendment) (England) Order No. 2 brought into effect on 1 October 2008, which is an amendment to the Town and Country Planning (General Permitted Development) Order 1995.

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

7.2 The proposal has been assessed against the 'permitted development' allowances in The Town and Country Planning (General Permitted Development) Order 1995 (As Amended). Of most relevance is Amendment No.2 England October 2008 and Technical Guidance on Permitted Development for Householders released by the Department of Communities and Local Government in August 2010.

7.3 The development has been assessed against Part 1 Class B.

7.4 Under Class B, the extension to the existing dormer on the western roof slope of the property, and the provision of a new dormer on the southern roof slope resulting in an 'L' shaped roof addition meets the following tests:

(a) The dormer window would not exceed the height of the highest part of the existing roof

(b) The dormer window would not 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

(d) The dormer does 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
- (e) The application site is not on article 1(5) land

7.5 B2 - The plans submitted demonstrate that the conditions in B2 would be met.

7.6 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 two dormer windows to the eastern roof slope of the property would meet the requirements of Part 1 Class B.

8 Conclusion

8.1 It is considered that there is sufficient evidence as detailed in the submitted documentation to prove that the extension to the existing dormer on the western roof slope of the property, and the provision of a new dormer on the southern roof slope resulting in an 'L' shaped roof addition is considered to be classed as permitted development under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, Part 1 'Development within the curtilage of a dwellinghouse', Class B.1.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Certificate of Lawful Development for application APP/14/00610 subject to the following condition (a) as set out in the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, Part 1 'Development within the curtilage of a dwelling house', Class B.2.

- a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- b) other than in the case of of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof, shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
- c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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.

