

22/01761/CPL

WARD: CENTRAL SOUTHSEA

119 BATH ROAD, SOUTHSEA, PO4 0HX

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE PROPOSED CONSTRUCTION OF REAR DORMER AND INSTALLATION OF ROOFLIGHTS TO FRONT ROOFSLOPE

LINK TO ONLINE DOCUMENTS:

[22/01761/CPL | Application for certificate of lawful development for the proposed construction of rear dormer and installation of rooflights to front roofslope | 119 Bath Road Southsea PO4 0HX](#)

Application Submitted By:

Carl Architect Ltd
FAO Mr Carl Leroy-Smith

On behalf of:

Janet Andrews

RDD: 23rd December 2022.

LDD: 28th February 2023.

1.0 SUMMARY OF MAIN ISSUES

1.1 This application is brought to the Planning Committee for determination as the employee is a current employee of the Council.

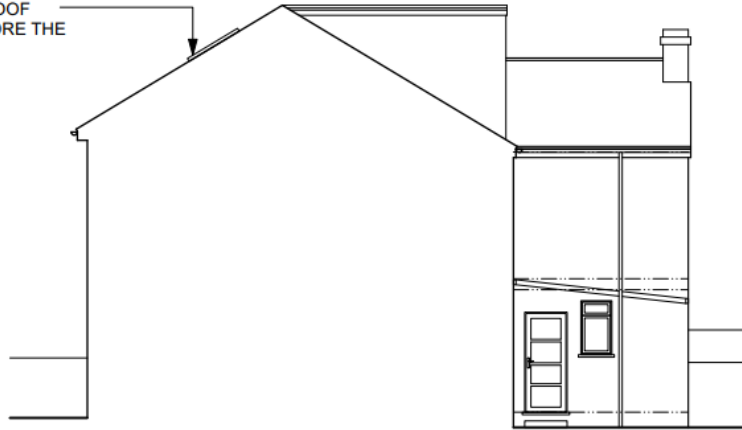
2.0 SITE AND SURROUNDINGS

2.1 The application site relates to a two-storey mid-terrace dwelling situated on the west side of Bath Road close to the junction of Devonshire Avenue. The surrounding area is predominantly residential and characterised by rows of terraced properties of a similar size and design.

3.0 PROPOSAL

3.1 A Certificate of Lawful Development is sought for the construction of a rear dormer to enable the use of the roof space as two bedrooms, and for an installation of two rooflights in the front roof slope.

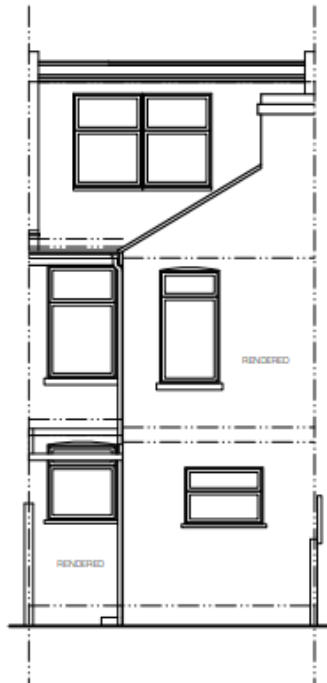
ROOF WINDOWS TO FRONT ROOF
SLOPE NOT TO PROTRUDE MORE THE
150MM



4 Proposed South Elevation
Scale: 1:100

3.2

TO BE SIMILAR
STING



DORMER VOLUME CHECK

$$3.64 \times 2.54 \times 0.5 = 4.63\text{m}^2$$

$$4.63\text{m}^2 \times 5.86\text{m} = 27\text{m}^3$$

2 Proposed West Elevation
Scale: 1:100

3.3

4.0 PLANNING HISTORY

4.1 No relevant planning history

5.0 POLICY CONTEXT

5.1 The General Permitted Development Order 2015 (GPDO) (as amended).

6.0 CONSULTATIONS

6.1 None.

7.0 REPRESENTATIONS

7.1 N/A.

8.0 COMMENT

8.1 The only consideration within this application is: whether or not the proposals comply with the GPDO, Schedule 2, Part 1, Classes B and C (dormers to be considered under class B, rooflights are considered under class C).

8.2 Dormer, Class B

The stated dormer dimensions are:

$$3.64 \times 2.54 \times 0.5 = 4.63\text{m}^2$$

$$4.63\text{m}^2 \times 5.86\text{m} = 27\text{m}^3$$

I calculate the former to be c. 27m^3 , this results in a dormer with a volume less than the limit of 40m^3 (in the case of a terraced house) as there are no prior extensions to the roof space. Other key criteria of the GPDO are that the dormer shall not front the highway, nor extend above the roof ridge, and be finished in materials similar to the existing roof. The proposal complies in these regards, and the more minor ones, also.

8.3 Rooflights, Class C

The key criteria of Class C is that a rooflight shall not protrude more than 0.15 metres beyond the plane of the roof slope, the proposal complies. The proposed development meets all requirements under the GPDO classes B and C.

The development should therefore receive a Certificate of Lawful Development.

9.0 RECOMMENDATION - Grant CLUD