

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.

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 rear dormer 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 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/17/00460 subject to the following conditions

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 - 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) the enlargement shall be constructed so that -
 - (i) other than in the case of a hip-to-gable enlargement which joins the original roof to the roof of a rear or side extension -
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse
 - 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