
Site Address:	9 Privett Road, Waterloooville, PO7 5HJ		
Proposal:	Application for Certificate of Lawfulness relating to hip to gable build up and rear dormers to facilitate loft conversion.		
Application No:	APP/13/00476	Expiry Date:	15/07/2013
Applicant:	Mr Ware	Team:	Team 1
Agent:	Mr Quantrill	Case Officer:	Sally Smith
	Architectural Services		
Ward:	Purbrook		

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

1 The Site

The site is a semi detached bungalow with a hipped roof as shown in the submitted papers. At the rear is an 'infill' conservatory and a further one to the rear. Access to the rear is via decking and rear steps

2 Planning History

04/69880/000 - not relevant - relates to front wall

3 Proposal

Section 192 application for a Lawful Development Certificate to establish whether the gable end build up and the rear dormer may be classed as permitted development under classes B and C under the Town and Country Planning Development (Amendment)(No 2) Order 2008 which is an amendment of the 1995 Order

4 Policy Considerations

The consideration of the Town and country Planning (General Permitted Development)(Amendment)(No 2) (England) Order 2008 of 1/10/08 which is an amendment of the 1995 Order.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

- 7.1 The consideration is whether the development requires planning permission.
- 7.2 The proposal has been assessed against the permitted development criteria in Classes B and C of Part 1 of the Schedule of the 2008 Order.
- 7.3 Under Class B the proposals meet the following tests:
- (a) not exceed the height of the highest part of the existing roof
 - (b) extend beyond the plane of an existing roof slope which is part of the principal elevation fronting a highway
 - (c) exceed the cubic content of the original roof space by more than 50 cubic metres (calculation provides a figure of approx 34.5 cu m)
 - (d) it does not include a verandah, balcony or raised platform and it does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
 - (e) it is not on article 1(5) land
- 7.4 With respect to the conditions of Class B:
- (a) the materials are to be of similar appearance
 - (b) the dormer is not less than 20 centimetres from the eaves of the original roof
 - (c) there are no windows in the side roof slope
- 7.5 Whilst the application also refers to Class C the alterations all fall within the requirements of class B.

8 Conclusion

- 8.1 It is considered that there is sufficient evidence contained within the submitted plans to ascertain that the proposals can be classed as permitted development under Part 1, Class B of the Schedule of the 2008 Order.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Certificate of Lawful Development for application APP/13/00476

Information for Certificate:

The reason:

The proposed hip to gable buildup and rear dormer is permitted development by virtue of Class B of Part 1 of the Schedule of The Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008.

First Schedule

Hip to gable build up and rear dormer as described in the application form and plan PG NO: 06 as submitted with the application received on 20 May 2013.

Second Schedule

This certificate relates to land at 9 Privett Road, Waterloooville, PO7 5HJ as shown edged red on submitted drawing PG NO: 07