

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	A.C.	02.5.19
Planning Development Manager authorisation:	AN	2/5/19
Admin checks / despatch completed	KNE	03/05/19.

**Application:** 19/00522/LUPROP      **Town / Parish:** Harwich Town Council

**Applicant:** Mr and Mrs D Harris

**Address:** 676 Main Road Harwich Essex

**Development:** Proposed loft conversion including a rear facing dormer.

### 1. Town / Parish Council

Ms Lucy Ballard, Town  
Clerk Harwich Town  
Council

Harwich Town Council notes this application.

### 2. Consultation Responses

Not applicable

### 3. Planning History

19/00522/LUPROP Proposed loft conversion including a Current rear facing dormer.

### 4. Relevant Policies / Government Guidance

Not applicable

### 5. Officer Appraisal (including Site Description and Proposal)

#### Proposal

The application seeks a Lawful Development Certificate for a Proposed Development, in this case a loft conversion with rear facing dormer and forward-facing rooflights to a semi-detached bungalow at 676 Main Road, Dovercourt.

The rear dormer will measure 5m in width, 3.8m in depth and 2.52m in height. The height of the eaves will be 2.2m.

A lawful use certificate is 'a certificate issued by a local planning authority, on application, stating that an existing (LDC 191) or proposed use (LDC 192), or other forms of development, can be considered as lawful for planning purposes.'



The plans submitted with the application show the proposed extension.

### Assessment

The main considerations when determining this application are the site's Planning History and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### Planning History

The property was built prior to 1947; there have been no subsequent applications with conditions attached which would restrict permitted development rights nor are there any ongoing Enforcement Notices. The property's permitted development rights are therefore intact.

### General Permitted Development Order

This application seeks a lawful development certificate for a proposed development, relating to the construction of a rear dormer. The aim of this application is to establish whether or not this development would require planning permission. The certificate issued would state that the development is lawful and not at risk of being subject to enforcement action.

To establish whether the proposed development is permitted development, reference needs to be made to the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal falls to be considered under Schedule 2, Part 1, Class B of the order addressing the enlargement of a dwellinghouse consisting of an addition or alteration to its roof and Class C of the order addressing other alterations to the roof of a dwellinghouse.

B.1 Development is not permitted by Class B if:-

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use). **The proposal complies.**

- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof. **The proposal complies.**

- (c) any 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

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. **The proposal complies.**

- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:-

- (i) 40 cubic metres in the case of a terrace house, or  
(ii) 50 cubic metres in any other case;

The property is a semi-detached dwelling and, having a proposed cubic content of 19.4cbm, the resulting roofspace would not exceed the cubic content of the original roof space by more than 50cbm. **The proposal complies.**