

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	11/07/2019
Planning Development Manager authorisation:	TF	17/07/2019
Admin checks / despatch completed	AP	17/7/19

Application: 19/00774/LUPROP **Town / Parish:** Bradfield Parish Council *WAE*
Applicant: Mr & Mrs C Stopford
Address: The Haven Windmill Road Bradfield
Development: Proposed loft conversion including a rear facing dormer and front facing roof lights.

1. Town / Parish Council

Bradfield Parish Council Notified for information only.

2. Consultation Responses

N/A

3. Planning History

89/01506/FUL	Single detached garage for private use	Approved	29.09.1989
19/00774/LUPROP	Proposed loft conversion including a rear facing dormer and front facing roof lights.	Current	

4. Relevant Policies / Government Guidance

N/A

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located to the east of Windmill Road, inside the development boundary of Bradfield. It serves a bungalow constructed of render with a tile roof, which includes a small front extension and a rear flat and pitched roof addition. A detached garage is also located in the rear garden area. The front of the site has an area of grass and a paved driveway for parking. The rear of the site is laid to lawn with a patio area and fencing on the boundary.

Proposal

The application seeks the issuing of a Lawful Development Certificate for a proposed loft conversion including a rear facing flat roof dormer and 3 no. front facing roof lights.

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.'

Planning History

The dwelling, known as The Haven, Windmill Road, Bradfield, was erected prior to 1948 and therefore benefits from having its permitted development rights still intact.

Assessment

General Permitted Development Order

The purpose of this application is to establish whether the proposed development is permitted development. For the determination of the application reference needs to be made to the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1.

Dormer Window:

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

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);

Not Applicable.

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

The dormer will not exceed the height of the highest part of the existing roof.

(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;

The proposed dormer is located on the rear roof slope of the dwelling.

(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 cubic content of the resulting roof space would not exceed 50 cubic metres.

(e) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

None of the above are included in the proposed plans.

(f) the dwellinghouse is on article 2(3) land.

Not applicable.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed plans confirm that the new dormer will be finished with hanging tiles in a colour to match the tiles of the main roof.

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an 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;

The eaves of the roof are maintained

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

The dormer is situated 0.2m from the eaves of the dwelling.

(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; and

The dormer does not extend beyond the outside face of any external wall.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.

No windows are proposed in the side elevations of the dormer.

Roof Lights:

Class C - other alterations to the roof of a dwellinghouse

C.1 Development is not permitted by Class C 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);

Not applicable.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The proposed plans confirm that the roof lights will not project more than 150mm beyond the plane of the roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

The roof lights would be situated on the roof plane and would not be located higher than the highest part of the original roof.

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Not applicable.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) 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.

Not applicable.

Conclusion

The proposed loft conversion including a rear facing dormer and front facing roof lights meets all of the relevant criteria as set out above and it must be concluded to be permitted development. The Lawful Development Certificate for the proposed development can therefore be issued.

6. Recommendation

Lawful Use Certificate Granted

7. Conditions

- 1 The proposed development, shown on Drawing Numbers 2182-02, 2182-03C and 2182-04A, constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Classes B & C of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).

8. Informatives

N/A

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO