

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	11 <sup>th</sup> May 2020
Planning Development Manager authorisation:	AN	11/05/2020
Admin checks / despatch completed	CC	11/05/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	PW	11/05/20

**Application:** 20/00382/LUPROP                      **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr and Mrs D Lewis

**Address:** 83 Halstead Road Kirby Cross Frinton On Sea

**Development:** Proposed Loft conversion, including a hip to gable alteration, a rear facing dormer and front facing roof lights.

### **1. Town / Parish Council**

No comments received

### **2. Consultation Responses**

No comments received

### **3. Planning History**

20/00382/LUPROP      Proposed Loft conversion,                      Current  
including a hip to gable alteration, a  
rear facing dormer and front facing  
roof lights.

### **4. Relevant Policies / Government Guidance**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

The property is a mid-20<sup>th</sup> century single storey bungalow.

Class B of the General Permitted Development Order (GPDO) permits 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);

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;

In the case of a terrace house/semi-detached/detached house, 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. The hip to gable conversion results in 24.5cbm and the rear dormer results in 14.4sqm; the resulting roof space does not exceed the original roof space by more than 38.9cbm. **The proposal complies.**

- (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

The proposal would not consist of or include the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe. **The proposal complies.**

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

The dwellinghouse is not on article 2(3) land. **The proposal complies.**

## 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;
- (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; and  
(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
- (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

- (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.

Conditions (a), (b) and (c) are met.

#### Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

Class C of the GPDO permits any 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);

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) 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 alteration would not 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 proposal complies.**

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

It would not result in the highest part of the alteration being higher than the highest part of the original roof. **The proposal complies.**

- (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.

The proposal would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. **The proposal complies.**

#### 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.

The proposal complies with Conditions C.2 (a) and (b).

**6. Recommendation**

Permitted development

**7. Conditions / Reasons for Refusal**

- 1 The proposed hip to gable conversion and rear dormer constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class B of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
  
- 2 The proposed rooflights constitute Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class C of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**8. Informatives**

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO