## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2015/1192 **Ward:** Alexandra

**Date received:** 24/04/2015

**Last amended date:** N/a

**Drawing number of plans:** SCP2150211-001, SCP2150211-01, SCP2150211-1.

**Address:** 64 Victoria Road N22 7XF

**Proposal:** Certificate of lawfulness for a loft conversion with rear dormer and front velux windows

**Applicant**: Mrs Nicola Evans

**Ownership:**

**Site Visit Date:**

**Case Officer:** Samuel Uff

## 2. RECOMMENDATION

GRANT CERTIFICATE

## 3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

None relevant.

## 4. DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for a rear roof extension and front rooflights.

## 5. RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

## 6. ANALYSIS/ASSESSMENT OF THE APPLICATION

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

A certificate Lawfulness for a rear roof extension can be issued if the proposal meets all the criteria under The Town and Country Planning (General Permitted Development) (England) Order 2015 – Part 1, Class B 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof'.

The current proposal will be assessed against these requirements as follows:

| Class B.1. Requirement | Comment | Complies |
|---|---|---|
| a) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse. | | Yes |
| b) The enlarged part of the dwellinghouse would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. | | Yes |
| c) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than<br>i) 40 cubic metres in the case of a terrace house<br>ii) 50 cubic metres in any other case; | 3.6m x 2.6m x 4.7m /2<br><br>Total cubic content 22 m3 | Yes |
| d) it would not consist of or include—<br>(i)the construction or provision of a veranda, balcony or raised platform, or<br>(ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe | | Yes |
| e) The dwellinghouse is not on article 1(5) land. | | Yes |

Development is permitted by Class B subject to the following conditions:

| B.2. Conditions | Comment |
|---|---|
| The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. | Yes |
| The edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof | Yes |
| Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—<br>(i) obscure-glazed, and<br>(ii) non-opening unless the parts of the window | N/a |

| | |
|---|---|
| which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. | |

Class C: Any other alteration to the roof of a dwellinghouse

A certificate Lawfulness for rooflights can be issued if the proposal meets all the criteria under The Town and Country Planning (General Permitted Development) (England) Order 2015 – Part 1, Class C 'Any other alteration to the roof of a dwellinghouse'.

The current proposal will be assessed against these requirements as follows:

| Class C.1. Requirement | Comment | Complies |
|---|---|---|
| a) The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. | | Yes |
| b) It would not result in the highest part of the alteration being higher than the highest part of the original roof. | | Yes |
| c) It would not consist of or include—<br>(i)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. | | Yes |

Development is permitted by Class C subject to the following conditions.

| C.2. Conditions | Comment |
|---|---|
| Any window located on a roof slope forming a side elevation of the dwellinghouse shall be—<br>(i) obscure-glazed, and<br>(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; | N/a |

## 7.0 CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

## 8.0 SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 – and is considered to be lawful.

## 9.0 RECOMMENDATION

Grant Certificate

Registered No. HGY/2015/1192

Applicant's drawing No.(s) SCP2150211-001, SCP2150211-01, SCP2150211-1.

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes PERMITTED DEVELOPMENT and is therefore LAWFUL.