LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0284 **Ward:** West Green

Date received: 15/01/2016

Last amended date: 22/01/2016

Drawing number of plans: Existing Ground and First Floors, Existing and Proposed Front View, Existing and Proposed Side View (East), Existing and Proposed Side View (West), Existing and Proposed Rear View, Proposed 2nd Floor

Address: 271 Lordship Lane N17 6AA

Proposal: Certificate of Lawfulness for a proposed hip-to-gable and rear dormer roof extension

Applicant: Mr JAGDISH PATEL

Ownership: Private

Site Visit Date: 28/01/2016

Officer contact: Neil Collins

SITE AND SURROUNDINGS

The application site comprises a two-storey, end-of-terrace dwelling house located on the northern side of Allison Road

The property is not a Listed Building and is not located within a Conservation Area.

PLANNING HISTORY:

No relevant planning history

DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for a hip-to-gable roof extension and rear dormer roof extension and two roof lights within the front roof slope.

CONSULTATION

NA

RESPONSES

NA

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.

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 dormer roof extension can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – Part 1, Class B 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof'.

Class C: Development comprising all other alterations to the roof of a dwellinghouse

Development comprising all other alterations to the roof of a single-family dwellinghouse is lawful if it falls within the provisions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

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 i) 40 cubic metres in the case of a terrace house Total cubic content = 19 m3		yes
d) it would not consist of or include— (i)the construction or provision of a veranda, balcony or raised platform, or (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.	Materials to match
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 (including side of hip-to-gable roof extension)	Indicated on drawings
Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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.	Not applicable in this case.

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

A certificate Lawfulness for a roof light can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – 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— (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.		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— (i) obscure-glazed, and	n/a

(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;	

CIL APPLICABLE

N/A

SUMMARY AND CONCLUSION

The proposed development falls within the provisions of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is considered to be lawful.

RECOMMENDATION

Grant Certificate

Registered No. HGY/2016/0284

Applicant's drawing No.(s)

The proposed development falls within the provisions of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is considered to be lawful.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.