LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1043 **Ward:** Bounds Green

Date received: 22/03/2016

Last amended date: -

Drawing number of plans: QR53/TP/010, QR53/TP/011, QR53/TP/020, QR53/TP/021

Address: 53 Queens Road N11 2QP

Proposal: Certificate of lawfullness for hip-to-gable and rear roof extension and installation of two roof lights in front roof slope

Applicant: Mr Ayub Karim

Ownership: Private

Officer contact: Neil Collins

RECOMMENDATION

GRANT CERTIFICATE – Permission Not Required

SITE AND SURROUNDINGS

The application site comprises a two-storey, terraced dwelling house located on the corner of Queens Road and Richmond Road.

The property is not a Listed Building and the site 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 erection of a rear roof extension, which would comprise extension of the rear roof slope and the roof of the outrigger. The installation of rooflights on the front roof slope is also proposed.

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 within the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). 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.

Development comprising extension of the roof of a single-family dwellinghouse is lawful if it falls within the provisions of Schedule 2, Part 1, Class B 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 Dormer Extension = 17.59 m3 Extension over rear projection = 21.65 m3 Total cubic content = 39.24 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.	Complies
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	Complies
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.

CIL APPLICABLE

N/A

SUMMARY AND CONCLUSION

The proposed development falls within the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and does not require planning permission.

RECOMMENDATION

GRANT CERTIFICATE

Registered No. HGY/2016/1043

Applicant's drawing No.(s) QR53/TP/010, QR53/TP/011, QR53/TP/020, QR53/TP/021

The proposed development falls within the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and does not require planning permission.