

Officer's Report

Application Number	HGY/2023/0102
Type	Lawful development: Proposed use
Location	5 Beresford Road, Hornsey, London, N8 0AL
Proposal	Formation of loft conversion to include L-shaped dormer and installation of roof lights
Case Officer	Michelle Meskell
Valid Date	11/01/2023
Applicant	Kieron Brown
Agent	Hugh Milway

RECOMMENDATION

Permitted Development

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

It is noted that a planning application was submitted in 2020 (ref HGY/2020/0279) referring to this application site being divided into flats, however in fact the drawings show it to be a single family dwelling.

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.

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

A certificate of lawfulness for a formation of a loft conversion to include L-shaped dormer installation of roof lights can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally 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

- a) 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); Complies
- b) 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. Complies
- c) 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. Complies
- d) 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
 - ii) 50 cubic metres in any other case;

Complies, less than 40 cubic metres

VOLUME CALCULATIONS:

REAR DORMER = $(2.42\text{m} \times 3.87\text{m} \times 4.74\text{m}) / 2 = 22.20\text{m}^3$

REAR ADDITION DORMER = $2.51\text{m} \times 2.35\text{m} \times 3\text{m} = 17.70\text{m}^3$ $22.20\text{m}^3 + 17.70\text{m}^3 = 39.90\text{m}^3$

e) 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 - Complies

f) The dwellinghouse is not on article 2(3) land - Complies

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

B.2. 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. Yes- The exterior materials would be of a similar appearance to the existing dwellinghouse.

(b) The enlargement must be constructed so that—

(ii) 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

Yes, the edge of the enlargement would be not less than 0.2m from the eaves.

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.

Yes- No side-facing windows are proposed.

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

A certificate Lawfulness for a formation of a loft conversion to include L-shaped dormer installation of roof lights can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally 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

(a) 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); Complies

b) 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.

Complies

c) It would not result in the highest part of the alteration being higher than the highest part of the original roof. Complies

d) 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.

Complies

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

C.2. Conditions

Any window located on a 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; - No side-facing windows are proposed.

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.

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) Order 2015 and is considered to be lawful.

RECOMMENDATION

Grant Certificate