

Officer's Report

Application Number	HGY/2023/0853
Type	Lawful development: Proposed use
Location	29 Lydford Road, Tottenham, London, N15 5PX
Proposal	Certificate of lawfulness for the erection of an additional dormer extension to the roof of the property's rear outrigger.
Case Officer	Neil McClellan
Valid Date	
Applicant	Mrs Caitlin Clarke
Agent	Mr Mauro Persic

RECOMMENDATION

Permitted Development

RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2000/1014 - Certificate of lawfulness granted for the erection of a conservatory and loft conversion including a rear dormer extension.

DETAILS OF PROPOSAL

The property in question is a mid-terraced 2-storey dwelling house with an original 2-storey pitched roof outrigger. The main rear slope of the property already has an existing dormer extension spanning almost its full width. This application seeks to erect an additional dormer extension on the roof slope of the two-storey outrigger.

The site is not in conservation area.

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 of lawfulness for the formation of the proposed rear dormer extensions 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. Requirements

(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;**

Calculation

Existing Dormer Extension

$$3.91(w) \times 2.11(h) \times 3.67(d) / 2 = 15.13$$

Proposed Additional Dormer Extension to Outrigger

$$2.68(w) \times 2.35(ave.h) \times 3.56(d) = 22.42$$

$$\underline{\text{Total}} = 37.55 \text{ m}^3$$

Complies.

(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.

Complies

(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.

Complies.

(c) 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.

Complies.

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 of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

RECOMMENDATION

Grant Certificate

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.