

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL  
DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2010/2960/LU</b>
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**NOTATION:**

The site lies within Cuffley as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site comprises of a bungalow with a side dormer window within the roofspace. The site lies within an area predominantly of bungalows.

**DESCRIPTION OF PROPOSAL:**

The proposal is to create a dormer window on the southern side elevation with a pitched roof.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Not applicable

**CONSULTATIONS**

Not applicable

**TOWN/PARISH COUNCIL COMMENTS**

Not applicable

**REPRESENTATIONS**

Not applicable

**DISCUSSION:**

**The main issues are:**

- 1. Whether the proposed works are permitted development by virtue 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**

**Class B**

**Permitted Development**

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

**Development not permitted**

**B.1** Development is not permitted by Class B if:-

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

*The proposal would not exceed the height of the highest part of the existing roof*

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

*The proposal does not extend beyond the plane of any existing roof slope forming the principal elevation of the dwellinghouse, fronting the highway*

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:-

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

*The roofspace of the original dwellinghouse has not been extended upon.*

*Proposed roof dormer window:*

$$(l) 3.6m \times (h) 1.45m \times (d) 2.2m / 2 = 5.74m^3$$

$$(l) 2.2m \times (d) 2.4m \times (h) 1.95m / 2 = 4.68m^3$$

$$(l) 0.9m \times (d) 2.4m \times (h) 1.95m / 2 = 1.40m^3$$

*Plus roof of conservatory*

*Total additional roofspace = **11.86m<sup>3</sup>***

(d) it would 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

*Not applicable*

(e) the dwellinghouse is on article 1(5) land

*Not applicable*

**B.2** Development is permitted by Class B subject to the following conditions:-

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

*The application drawings indicate that materials to be used in any exterior work on the proposal will match that of the existing roof*

(b) other than in the case of a hip-to-gable enlargement, 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

*The enlargement closest to the eaves of the original roof is no less than 20 centimetres from the eaves of the original roof*

(c) any window inserted on 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

*A window is shown on the side elevation of the dormer window and is shown to be obscure glazed and non opening below 1.7 metres*

**Interpretation of Class B**

**B.3** For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this class or not.

**CONCLUSION:**

The proposed development complies with 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. It is therefore recommended that a certificate of lawfulness be **APPROVED** for this development.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

The proposed development complies with 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.

**DRAWING NUMBERS:**

2010/220/100 received and dated 30<sup>th</sup> November 2010.

**Signature of author.....**

**Date.....**