

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2011/2642/LUP
APPLICATION Site:	65 Bramble Road, Hatfield

NOTATION:

The site lies within the Watling Chase Community Forest as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises of a semi-detached dwellinghouse which is render in cream located on a rectangular shaped plot set back approximately 8m from the highway.

DESCRIPTION OF PROPOSAL:

The application seeks a certificate of lawfulness for a proposed loft conversion with a hip to gable enlargement, rear dormer window and a rooflight on the front elevation.

PLANNING HISTORY:

None

SUMMARY OF 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 and 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

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

As a result of the works, the dwellinghouse 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 is to the rear and side elevation and does not front 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

Rear dormer window: (w) 6.9m x (h) 2.5m x (d) 3.3m / 2 = 28.5m³

Hip to gable enlargement: (w) 3.4m x (h) 2.4m x (d) 7.1m / 6 = 9.7m³

Total additional roof volume = 38.2m³

(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 have clearly shown that the development would be constructed from materials matching those of the existing dwellinghouse. However this is a condition attached and applicable to any approval and must be complied with in order to be lawful.

(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 edge of the enlargement closest to the eaves of the original roof would not be 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

No windows are proposed on the side elevation of the proposal

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.

Class C

Permitted Development

C. Any other alteration to the roof of a dwellinghouse

Development not permitted

C.1 Development is not permitted by Class C if:-

(a) the alteration would 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

The proposed rooflight would not protrude more than 150 millimetres beyond the plane of the slope of the original roof

(b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The rooflight does not measure higher than the highest part of the original roof

(c) it would 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

Not applicable

C.2 Development is permitted by Class C subject to the condition that any window located on roof slope forming a side elevation of the dwellinghouse shall be:-

- (a) obscure-glazed; and
- (b) 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 windows are proposed on the side elevation of the proposal

CONCLUSION:

The proposed development complies with Schedule 2, Part 1, Class B and 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. It is therefore recommended that a certificate of lawfulness be **APPROVED** for this development.

RECOMMENDATION: APPROVAL

The proposed development complies with Schedule 2, Part 1, Class B and 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.

APPROVED DRAWING NUMBERS:

Site Location Plan (1:1250) & mp.244 & mma.14 & mma.477 & mma.1455 received and dated 9th December 2011

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