

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2020/1872/LAWP
Location: 89 Lemsford Road Hatfield AL10 0DZ
Proposal: Certificate of lawfulness for hip to gable and dormer roof extensions.
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2020/1872/LAWP

| | | |
|---|--|----------|
| Context | | |
| Application Description | The application is for a certificate of lawfulness for a hip to gable roof alteration and a rear dormer window. | |
| Relevant Planning History | Application Number: 6/2020/1989/PN8 Decision: Concurrent application Decision Date: Proposal: Prior approval for the erection of a single storey rear extension measuring 6m in depth, 3.10m in height and 3m to the eaves. Application Number: 6/2019/0877/PA Decision: Refused Decision Date: 12 June 2019 Proposal: Pre application advice for a loft conversion and possible side extension | |
| The main issues are: | | |
| Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class B (consisting of an addition or alteration to its roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended | | |
| | Yes / No | To be PD |
| Have permitted development rights been removed | N | N |
| Is the property a dwellinghouse | Y | Y |
| Is it detached or semi-detached? | Y | |
| Is it terraced? | N | |
| Is it within a conservation area | N | |
| B.1 (a) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)? | N | N |
| (b) would any part of the dwellinghouse, as a result of the works, exceed the height of the highest part of the existing roof | N | N |

| | | |
|---|--------------------|---|
| (c) would any part of the dwellinghouse, 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 | N | N |
| (d) would the cubic content of the resulting roof space 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 | N see below | N |
| <p><u>Calculation</u></p> <p>Hip to gable : $(1/6 \times (7.5 (d) \times 3.7 (h) \times 2.7 (w))) = 12.49 \text{ m}^3$</p> <p>Dormer: $(1/2 \times (4.9 (w) \times 3.55 (h) \times 3.65 (d))) = 31.75 \text{ m}^3$</p> <p>Total = 44.24 m³</p> | | |
| (e) would it 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 | N | N |
| (f) is the dwellinghouse on article 2(3) land (conservation area) | N | N |
| <p>B.2 Development is permitted by Class B subject to the following conditions:-</p> <p>(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</p> <p>(b) is the enlargement constructed so that-</p> <p>(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 –</p> <p>(aa) the eaves of the original roof are maintained or reinstated: and</p> <p>(bb) 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, measured along the roof slope from the outside edge of the eaves; and</p> <p>(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.</p> <p>(c) any window inserted on a wall or roof slope forming a side elevation of the</p> | Y | Y |

| | | |
|--|--|--|
| <p>dwellinghouse shall be –</p> <p>(i) obscure-glazed, and</p> <p>(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</p> | | |
| <p>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 (refer (c) above).</p> | | |
| <p>B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not be considered part of the development.</p> | | |

Conclusion

The proposed hip to gable roof alteration and the rear dormer window may be classed as permitted development as they would comply with the limitations of Class B of Part 1, Schedule 2 (consisting of an addition or alteration to its roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Conditions:

1. The proposal complies with Schedule 2, Part 1, Class B of the of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan

Revision

Details

Received Date

| Number | Number | |
|---------------|----------------------------|--------------|
| 066/EX/001 | Location Plan | 29 July 2020 |
| 066/EX/102 | Existing Attic + Roof Plan | 29 July 2020 |
| 066/PD/211 | Proposed Floor Plans | 29 July 2020 |
| 066/EX/120 | Existing Elevations | 29 July 2020 |
| 066/EX/002 | Block Plan | 29 July 2020 |
| 066/EX/101 | Existing Floor Plans | 29 July 2020 |
| 066/PD/212 | Proposed Attic + Roof Plan | 29 July 2020 |
| 066/PD/213 | Proposed Elevations | 29 July 2020 |

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Determined By:

Mr Jonathan Murray
3 September 2020