

Planning Statement

16 Nimrod Drive, Hatfield, AL10 9LS

This proposal involves alterations to the roof of a house.

This is only possible if the proposal complies with the criteria established in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development is not permitted by Class C.1 if:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The proposal complies with this criterion.

(b) the alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The proposal complies with this criterion.

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

The proposed rooflights will not increase the overall height of the roof and the proposal therefore complies with this criterion.

(d) 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 voltaics or solar thermal equipment.

The proposed development involves none of the above works and the proposal therefore complies with this criterion.

Conditions

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

The proposed development does not include any windows located on a roof slope forming a side elevation. Therefore, the proposal complies with this criterion.

Conclusion

With the above in mind, this proposal should be permitted development by virtue of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.