

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0761.21

WARD : Squirrels Heath

Date Received: 26th November 2021

ADDRESS: 546 Upper Brentwood Road
Romford

PROPOSAL: Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and conversion of roof from hip to gable end.
Revised plans 19.01.22

DRAWING NO(S): RM2-6HX-546-01B

RECOMMENDATION : It is recommended that a **Certificate of Lawfulness be issued** in accordance with the details given at the end of the report

SITE DESCRIPTION

Residential, hipped roof, two storey semi-detached dwelling finished in face brick and pebble-dash. The application dwelling is not a listed building or within a conservation area.

DESCRIPTION OF PROPOSAL

A Certificate of lawfulness is sought for a proposed loft conversion including a hip to gable roof, rear dormer window and roof lights.

1.The proposed hip to gable adds 14.82 cubic metres (7.62m wide, 3.28m high and 3.56m deep).

2.The proposed rear dormer window would measure approximately 6.04m wide, 3.23m deep and 2.5m high. The proposed dormer results in an additional volume of 24.39 cubic metres.

3. Roof of existing first floor side (rear) extension would add 2.53 cubic metres

The cumulative volume of the proposed hip to gable conversion and rear dormer window would be approximately 41.74 cubic metres.

3. Two roof lights are proposed on the front elevation.

4. Obscured glazed flank window in the gable wall with any openable part above 1.7m above finished floor level.

RELEVANT HISTORY

P1640.05 - Single storey side and rear extension, first floor rear extension and front entrance canopy.
Apprv with cons 25-10-2005

CONSULTATIONS/REPRESENTATIONS

N/A.

RELEVANT POLICIES

Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

MAYORAL CIL IMPLICATIONS

Not CIL Liable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The proposed development falls within Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the development would consist of an enlargement to the dwelling house consisting of an addition or alteration to its roof (hip to gable roof, rear dormer window and roof lights).

The roof of the existing first floor rear extension which remains and the proposed roof enlargement including the hip to gable and rear dormer window to the semi-detached property would have a volume of 41.74 cubic metres and therefore would not exceed 50 cubic metres.

The flank window in the gable wall would be policy compliant, obscured glazed with any openable part above 1.7m above finished floor level.

Furthermore, the proposed roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof and would not be higher than the highest part of the roof.

It is considered that the proposal falls within Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

For the reasons outlined above it is recommended that a Certificate of Lawfulness be issued in this instance. Development is permitted by Classes B and C subject to the following conditions being adhered to under the informative section of this report.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) Order 2015 and it is therefore recommended that a Certificate of Lawfulness be issued in this instance.

RECOMMENDATION

It is recommended that a **Certificate of Lawfulness be issued**

1. **Cert of Lawfulness - Reason for Approval Class B**

The operations come within the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.

2. **Cert of Lawfulness - Reason for Approval Class C**

The operations come within the provisions of Schedule 2, Part 1, Class C of the Town

and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.

INFORMATIVES

1 Cert of Lawfulness Class B

The development is permitted by Class B subject to the following 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;

(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; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.

2 Cert of Lawfulness Class C

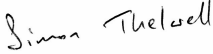
Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be-

(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.

3 Cert of Lawfulness Building Regs

This certificate provides confirmation that the development is lawful. You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:	Simon Thelwell		21-01-2022
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