

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0010.23

WARD: St Andrew's **Date Received:** 11th January 2023

ADDRESS: 9 Glamis Drive
Hornchurch

PROPOSAL: Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer, front roof lights, and conversion of roof from hip to gable end with the removal of the pitched roofs to the existing rear projection and single storey rear extension and the provision of a roof light.

DRAWING NO(S): 2022/11/9GD REV A SHEET 01 of 06
2022/11/9GD REV A SHEET 03 of 06
2022/11/9GD REV A SHEET 04 of 06

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, semi-detached bungalow finished in painted render and brick with red brick quoin detail to the rear extensions. It is noted that the application dwelling is not a listed building or within a conservation area.

DESCRIPTION OF PROPOSAL

A Certificate of Lawfulness is sought for the conversion of roof space to habitable use to include a rear dormer, front roof lights, and conversion of roof from hip to gable end with the removal of the pitched roofs to the existing rear projection and single storey rear extension and the provision of a roof light.

1. The proposed hip to gable adds 15.47 cubic metres (7.796m wide, 3.11m high and 3.83m deep).
2. The proposed rear dormer window would measure approximately 6.429m wide, 3m deep and 2.39m high. The proposed dormer results in an additional volume of 23.05 cubic metres.
3. The pitched roofs to the existing rear projection and single storey rear extension would be removed to make way for the proposal.
4. The volume of the flat roof adjacent to non-attached neighbour would be 3.71m x 0.177m x 5.44m = 3.57 cubic metres. The volume of the flat roof adjacent to attached neighbour (over dining area) would be 4m x 0.177m x 2.73 = 1.93 cubic metres. Total volume of flat roof would add 5.5

cubic metres.

The cumulative volume of the proposed hip to gable roof alteration and rear dormer window would be approximately 44.02 cubic metres.

5. 2 no. roof lights are proposed on the front elevation.

6. It noted that the soil vent pipe would be extended to the side of the dwelling but it would not project above the ridge.

RELEVANT HISTORY

Building Control records for this dwelling confirmed that the habitation certificate for this dwelling was in 1938.

P0050.23	Single storey outbuilding to rear
	Apprv with cons 24-03-2023
P0564.15	Garage attached to side of house
	Apprv with cons 17-06-2015
P1486.12	Single storey rear extension and raised deck area
	Apprv with cons 08-03-2013
P0173.90	2 Storey side extension
	Apprv with cons 23-03-1990

CONSULTATIONS/REPRESENTATIONS

N/A.

RELEVANT POLICIES

Schedule 2, Part 1, Classes B, C and G 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 pitched roofs to the existing rear projection and single storey rear extension would be removed to make way for the proposal and a flat roof light would be provided within the roof which does not project above the flat roof. The installation of a roof light projecting above the flat roof would require planning consent.

The proposed roof enlargement including the proposed hip to gable, rear dormer window and the volume of the flat roof of the single storey rear extension above the eaves as shown for the semi-detached property would have a volume of 44.02 cubic metres and would not exceed 50 cubic metres.

The rear dormer window would be tile hung to match the roof of the dwelling and would be permitted development guidance.

The proposed roof enlargement would comply with the relative volume allowance and other criteria under Class B.

The rear dormer window would be tile hung to match the roof of the dwelling and would be permitted development guidance.

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. As a result, the roof lights would comply with Class C.

Finally, the soil vent pipe would be extended but would not extend above the ridge and therefore it would be permissible under Class G.

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

It is considered that the changes to the existing rear extensions would not be deemed to be development.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Classes B, C and G 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** in accordance with the following details

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

Class B Informative

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

Class C Informative

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 Rear Dormer Window Finish

Rear Dormer Window Finish Informative

The applicant should note that the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the main roof of the dwelling.

4 Roof light in rear extension

Roof light in rear extension Informative

The applicant should note the submitted plans shows that the roof light does not project above the flat roof. Should during construction the roof light project above the flat roof, then a planning application will be required.

5 Cert of Lawfulness Building Regs

Building Regulations Informative

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:



Neil Goate

28th April 2023