

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0331.24

WARD: Elm Park **Date Received:** 20th August 2024

ADDRESS: 30 St Nicholas Avenue
Hornchurch

PROPOSAL: Certificate of lawfulness for proposed hip to gable loft conversion, rear dormer extension with juliette balcony & obscured glazed fixed shut flank window and roof lights

DRAWING NO(S): 0367/30STNI-01
0367/30STNI-02
0367/30STNI-03

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

The application site is located on St Nicholas Avenue and contains a semi-detached bungalow which is finished in painted render. The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

A Certificate of lawfulness is sought for a proposed hip to gable loft conversion, rear dormer extension with juliette balcony & obscured glazed fixed shut flank window and roof lights.

1.The proposed hip to gable would add 15.77 cubic metres (7.57m wide, 3.3m high and 3.79m deep).

2.The proposed rear dormer window with julette balcony would measure approximately 6.07m wide, 3.15m deep and 2.835m high. The proposed dormer results in an additional volume of 27.10 cubic metres.

Drawing 0367/30STNI-02 shows that the flank window in the rear dormer will be obscured glazed and fixed shut.

The cumulative volume of the proposed hip to gable conversion and rear dormer window would be approximately 42.87 cubic metres.

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

RELEVANT HISTORY

Building Control records shows an agreement date for this dwelling was in 1936.

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.

MHCLG Permitted development rights for householders Technical Guidance September 2019.

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the new floor space created does not exceed 100 square metres.

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.

Revised plans were received and the description was revised and agreed with the agent during the process for clarity.

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 proposed roof enlargement which includes the hip to gable roof alteration and a rear dormer window to a semi-detached property would have a volume of 42.87 cubic metres and therefore would not exceed 50 cubic metres.

An informative has been added to the decision notice regarding the face and cheeks of the dormer being tiled as per note on drawing no.0367/30STNI-02.

Drawing 0367/30STNI-02 shows that the flank window in the rear dormer will be obscured glazed

and fixed shut to comply with Class B.

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 per note on drawing no. 0367/30STNI-02 to comply with Class C.

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** 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

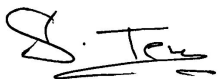
The applicant should note that the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the main roof of the dwelling.

4 Cert of Lawfulness Building Regs

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:



Suzanne Terry

17th October 2024