

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0488.24

WARD: Mawneys **Date Received:** 28th November 2024

ADDRESS: 25 Collier Row Lane
Romford

PROPOSAL: Certificate of Lawfulness for a hip to gable loft conversion with rear dormer, front roof lights & extension to existing soil vent pipe.

DRAWING NO(S): PM-3284-01
SE/25CRL/01
SE/25CRL/02 Rev B
SE/25CRL/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

Residential, two storey two storey semi-detached dwelling finished in painted render and brick to the front and face brick to the rear. 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 a Certificate of Lawfulness for a hip to gable loft conversion with a rear dormer and front roof lights.

1.The proposed hip to gable adds 13.59 cubic metres (8.425m wide, 2.687m high and 3.602m deep).

2.The proposed rear dormer window with juliette balcony would measure approximately 5.571m wide, 3.952m deep and 2.391m high. The proposed dormer results in an additional volume of 26.32 cubic metres.

The cumulative volume of the proposed hip to gable conversion and rear dormer window would be approximately 39.91 cubic metres.

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

4. The existing soil vent pipe would be extended but it would not project above the ridge of the roof.

RELEVANT HISTORY

Building Control records show that a final inspection certificate was originally inspected issued in 1927 but was re-built due to war damage and finally inspected in 1947.

Y0106.23	Single storey rear extension with an overall depth of 6m, a maximum height of 3.15m, and an eaves height of 3m. (PRIOR APPROVAL)
	Pr App Not Req'd 16-05-2023

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.

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 sought for clarity during the process in respect to adding a note regarding the the cheek of the rear dormer being set in from the gable wall so it not one continuation and also added a note regarding the face and cheeks of the rear dormer being tile hung to match the appearance of the roof of the dwelling.

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 the semi-detached property would have a volume of 39.91 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 indicated on drawing no. SE/25CRL/02 Rev 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. SE/25CRL/02 Rev B.

Finally, the soil vent pipe would be extended to the rear of the dwelling but it would not project above the ridge of the dwelling. This part of the proposal would comply with Class G as shown on the proposed side and rear elevation as shown on drawing SE/25CRL/02 Rev B.

It is considered that the proposal falls within Schedule 2, Part 1, Classes B, C and G 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, C and G 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, 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.

3 **Cert of Lawfulness - Reason for Approval Class G**

The operations come within the provisions of Schedule 2, Part 1, Class G 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 Rear Dormer Window Finish Informative

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 Party Wall

Party Wall Informative

This certificate of lawfulness does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act

1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

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:



Habib Neshat

27th January 2025