DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01145/LDCP	Hip to gable roof extension, insertion of rear dormer window and two front rooflights to facilitate loft conversion.	12 Frensham Drive Hitchin Hertfordshire SG4 0QP

Submitted Plan Nos

1.0 Policies

1.1 None relevant.

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.0 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 12 Frensham Drive is a semi-detached bungalow.

4.2 **Proposal**

4.2.1 Hip to gable roof extension, rear dormer window and two rooflights to front roofslope to facilitate the conversion of the loft to ancillary habitable accommodation. The cubic content of the additions would be 47.5m3.
Facing materials are proposed to be 'similar' to those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1.

4.3.2 The proposed change of use of the loft space to ancillary living condition is not a material change and, as such, does not fall within the meaning of 'development' under Section 55 of the Town and Country Planning Act 1990. Consequently, it could lawfully proceed without a planning permission.

4.3.3 Proposed rear dormer window, hip to gable roof extension

--Permission for the use of the dwellinghouse as a dwellinghouse was not granted under Class M, N, P or Q of Part 3 of that schedule;
--No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
--No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
--The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres;
--It would not consist of or include:
i) the construction or provision of a veranda, balcony or raised platform, or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

--The dwellinghouse is not on article 2(3) land.

The various conditions of Class B are met by the proposal.

4.3.4 Insertion of two rooflights to front roofslope

--Permission for the use of the dwellinghouse as a dwellinghouse was not granted under Class M, N, P or Q of Part 3 of that schedule.
--The alteration would not 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 alteration would result in the highest part of the alteration being higher than the highest part of the roof;
--It would not consist of or include:
i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;

--All the conditions of Class C are met.

4.4 Conclusion

4.4.1 The various aspects of the proposed development would be permitted in line with Class B and Class C of the order.

5.0 Recommendation

5.1 That the Lawful Development Certificate should be **GRANTED**.

1. The proposed use of the loft space or existing garage as habitable accommodation does not constitute development as defined under Section 55 of the Town and Country Planning Act 1990. The proposed hip to gable roof extension, rear dormer window, and insertion of two rooflights to front roof slope do involve development and, by virtue of Section 57 of the said Act, require planning permission. However, the proposed alterations would benefit from the general planning permission granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 since they meet the relevant provisions, limitations and conditions of Part 1, Class B and Class C of that Order.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 May 2018	