

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01418/LDCP	Hip to gable roof extension, insertion of side facing obscure glazed window, rear dormer window and front rooflight to facilitate loft conversion	18 Ryder Way Ickleford Hitchin Hertfordshire SG5 3XN

Submitted Plan Nos

B/5460/25/PL-02 B/5460/25/EX-01 B/5460/25/PL-01

1.0 Policies

2.0 Site History

2.1 N/A.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is one of a pair of semi-detached dwellings located at the northern end of the Ryder Way cul-de-sac.

4.2 **Proposal**

- 4.2.1 A certificate of lawfulness (proposed) is sought for a hip to gable roof extension, insertion of side facing obscure glazed window, rear dormer window and front rooflight to facilitate loft conversion.

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, Class B – '*additions etc to the roof of a dwelling house*' and Class C - '*other alterations to the roof of the dwellinghouse*'.

- 4.3.3 Class B – '*additions etc to the roof of a dwelling house*'

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The development does not conflict with this criterion.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The rear dormer is proposed below the existing ridge line and the hip to gable is proposed with matching ridge heights. As such, the development does not conflict with this criterion.

(c) any 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 development does not conflict with this criterion.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house, or***
- (ii) 50 cubic metres in any other case;***

The hip to gable extension and rear dormer's cumulative cubic content is approx. 32.12 cubic metres. Given that the host property is semi-detached, the development does not conflict with this criterion.

(e) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or***
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;***

The development does not include any of the above. As such, the development does not conflict with this criterion.

B.2 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;

The plans state that the proposed external materials are to match that of the existing property. As such, the development does not conflict with this criterion.

(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

The eaves of the original roof are maintained through the proposed hip to gable extension. Furthermore, the proposed dormer will be more than 0.2m from the existing eaves. As such, the development does not conflict with this criterion.

(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.

The submitted plans note that the side facing window will be obscure glazed and non-opening below 1.7m above internal floor level. Condition is complied with.

4.3.2 Class C – ‘other alterations to the roof of the dwellinghouse’

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The development does not conflict with this criterion.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The rooflight will not protrude more than 0.15m from the existing roof slope. As such, the development does not conflict with this criterion.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The development does not conflict with this criterion.

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

N/A. The development does not conflict with this criterion.

4.4 **Conclusion**

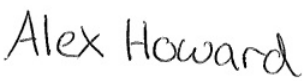
- 4.4.1 The proposed hip to gable roof extension, insertion of side facing obscure glazed window, rear dormer window and front rooflight to facilitate loft conversion constitutes 'permitted development' by virtue of the Town and Country (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Classes B and C. As such, a certificate of lawfulness can be issued.

5.0 **Recommendation**

- 5.1 That a certificate of lawfulness be **ISSUED** for the following reason:

Proactive Statement:

A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed hip to gable roof extension, insertion of side facing obscure glazed window, rear dormer window and front rooflight to facilitate loft conversion constitutes 'permitted development' by virtue of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Alex Howard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 July 2025	