

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02008/LDCP

Roof extension to form gable end with side window and insertion of rear box dormer to facilitate conversion of loft into habitable accommodation

79 Weston Way
Baldock
Hertfordshire
SG7 6HB

Submitted Plan Nos

D1 E1 Location Plan Block Plan

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached bungalow dwelling on the east side of Weston Way in a residential part of Baldock.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness is sought for a hip to gable extension with a rear box dormer 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.

- ☐ The rear dormer extension is considered against the criteria set out by Part 1, Class B.

4.3.2 **Development is not permitted by Class B if —**

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

N/A.

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 proposed work complies 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*

N/A

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**
- ii. 50 cubic metres in any other case**

The proposed work seeks to add approximately 15m³ of roof space and therefore complies 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 proposed work would not include any of these and is therefore compliant with the criterion.

- f) ***the dwellinghouse is on article 2(3) land***

N/A.

4.3.3 **Conditions**

B.2 Development is permitted by Class B subject to the following conditions -

- a) ***the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse***

The agent has stated that the materials will be similar in appearance to the existing dwelling. The cheeks of the dormer will be tiled to match the roof of the dwelling, with composite cladding on the gable end. These materials are sympathetic to the dwelling and would be similar in appearance to the existing and therefore complies with this criterion.

- b) ***the enlargement shall 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 shall, so far as practicable, be 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***

The proposed work complies with this criterion.

- c) ***any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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 proposed work complies with this criterion.

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the roof extension and rear dormer window constitutes permitted development by virtue of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 October 2024	