DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00243/LDCP	Rear dormer windows to facilitate loft conversion and insertion of two roof lights to front elevation	18 Lancaster Road Hitchin Hertfordshire SG5 1PE

Submitted Plan Nos

1.0 Policies

1.0 Policies

Article 3 and Schedule 2, Part 1, Classes B and C of the Town and Country Planning (GPDO 2015)

1.0 Relevant History

Single storey side extension granted permission under reference 01/00569/1HH

3.0 Representations

No consultation necessary.

4.0 Planning Considerations

The proposal is for a rear box dormer and two roof lights in the front elevation to facilitate a loft conversion. Permitted development rights have not been removed on this property.

The proposed rear dormer window would be permitted development under Class B for the following reasons:

1.0 No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

2.0 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.
3.0 The proposal would not increase the cubic content of the dwellinghouse by more than 40 cubic metres (dormers would be 35.29 cubic metres).
4.0 The proposal would not include the construction or provision of a veranda, balcony or raised platform. A Juliet balcony is shown but this would be acceptable within the definition of a balcony for the purposes of permitted development. The proposal would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
5.0 The dwellinghouse is not in a Conservation Area.
6.0 The materials used in the exterior walls would be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
7.0 The edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20cm from the eaves of the original roof.

The proposed roof lights in the front elevation would be permitted development under Class C for the following reasons:

1.0 The proposed roof lights would not protrude more than 150mm beyond the plane of the roof.
2.0 The proposed roof lights would not be higher than the highest part of the original roof.
3.0 The proposal would not include the installation of a chimney, flue or soil and vent pipe and would not include or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
4.0 The windows are on the front elevation so the conditions would not apply to them.

As such the proposed works would be permitted development.

5.0 Recommendation

That a Lawful Development Certificate be GRANTED for the following reasons:

1. The insertion of a rear dormer window and two rooflights to front elevation to facilitate loft conversion would constitute development under Section 55 of the Town and Country Planning Act 1990 and by virtue of Section 57 of the Act requires planning permission. However, the proposed development would benefit from the general planning permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, since it meets the limitations and conditions of Part 1, Classes B and C of Schedule 2 of that Order.

Signed 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 19 March 2018	