

PLANNING STATEMENT FOR HOUSEHOLDER PLANNING APPLICATION FOR LOFT CONVERSION AT NO. 83 BALMORAL ROAD

Date 25th September 2024

This planning statement is written on behalf of the client George Dance (The Applicant), to support an application for certificate of lawfulness for a loft conversion to the property at 83 Balmoral Road

DESCRIPTION OF THE PROJECT

The conversion of a loft space into a loft extension with one bedroom and an ensuite shower room clad in slate tiles to match existing roof with clear double glazed picture windows.

DRAWINGS NUMBERS IN THE APPLICATION

Location Plan provided using Planning portal tool

0015 – Aerial Photo with Block Plan

0100 – Existing Ground Floor Plan

0101 – Existing First Floor Plan

0102 – Existing loft Floor Plan

0110 – Existing Front Elevation

0111 – Existing Side Elevation

0112 – Existing Rear Elevation

0120 – Existing Section 1

0121 – Existing Section 2

0151 – Existing 3d views

0200 – Proposed Ground Floor Plan

0201 – Proposed First Floor Plan

0202 – Proposed Loft Floor Plan

0203 – Proposed Roof Floor Plan

0210 – Proposed Front Elevation

0211 – Proposed Side Elevation

0220 – Proposed Rear Elevation

0220 – Proposed Section 1

0221 – Proposed Section 2

0250 – Current Photos

0251 – Proposed 3d views

SITE CONTEXT

No. 83 sits almost at the end of the terrace of Balmoral Road. It first appears on a map of 1921 but not in the previous 1899 map. The actual end of the terrace, no. 84 is dissimilar to the rest as it also has its own wall and is not a shared party wall with no. 83.

It is not clear if it was built at a later date as the 1921 map shows the houses on Brampton Road as having rear gardens that match the length they are today so it would appear no.84 was built by 1921.

The ridge at no. 84 was built slightly lower than all the other houses in the terrace and it is not quite as deep in its footprint.

All the properties that front Balmoral road are all done in a red facing brick but the gable and rear of the buildings are all built with a cream brick (also visible internally in the loft space of no. 83)

The windows of the houses are almost all double glazed modern UPVC framed with some being sash windows.

Consideration for the proposals to be permitted under lawful development

The key issues for consideration for the scheme to be accepted as permitted development for the Lawful Development Certificate in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as amended.

B. Additions etc to the roof of a dwellinghouse.

B.1 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 or Q of Part 3 of this Schedule (changes of use);

The property was originally built as a dwelling and so complies 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;

No part of the proposed works would exceed the height of the highest part of the existing roof and so 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;

No part of the proposed works would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway and so complies 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 cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 40m³ and so complies with this criterion.

(e) it would 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 proposed works do not include any of those contained in (e) (i) or (ii) and so complies with this criterion.

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

The dwellinghouse is not in a Conservation Area and so complies with this criterion.

(g)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) or
(h)the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

The dwellinghouse was not building under Part 20 of this Schedule nor has the existing dwellinghouse been enlarged in reliance on the permission granted by Class AA and so complies with this criterion.

Conditions

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 proposed hanging slate tiles will match as closely as possible to the existing slate roof tiles and so complies 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 proposed works comply with all parts of 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.

No Windows are being installed in a side elevation, therefore the proposed works comply with this criterion.

C. Any other alteration to the roof of a dwellinghouse.

C.1 Development is not permitted by Class C if -

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

The property was originally built as a dwelling and so complies 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 proposed rooflights to the front elevation would not protrude more than 0.15m beyond the plane of the slope of the original roof when measure from the perpendicular with the external surface of the original roof and so complies with this criterion.

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

The proposed rooflight would not result in the highest part of the alteration being higher than the highest part of the original roof and so complies 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; or

The proposed works does not include any of (d) (i) or (ii) and so complies with this criterion.

(e)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not building under Part 20 of this Schedule and so complies with this criterion.

CONCLUSION

We therefore seek that a Certificate of Lawfulness (proposed) be issued on the basis that the proposed “Insertion of rear L-shaped box dormer window and two front rooflight to facilitate loft conversion” constitutes permitted development by virtue of Classes B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

NEIGHBOURING AMENITY

The proposed loft extension would have no effect on the amenity of any of the neighbours.

This planning statement was prepared by Jason Rivers, if you require any further information please contact me and I will either respond or pass onto the applicant the request for them to respond.