

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02176/LDCP	Insertion of 1no. rooflight (obscure glazed) to front gable side elevation and 3 no. rear rooflights to facilitate conversion of loft into habitable accommodation.	32 Windermere Close Great Ashby Stevenage Hertfordshire SG1 6AG

Submitted Plan Nos

ELA/18 Rev A ELA/14 Rev A ELA/1 Rev A ELA/2 Rev A ELA/3 Rev A ELA/6 Rev A ELA/13 Rev A

1.0 Policies

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey, detached dwelling on Windermere Close, Stevenage.

4.2 **Proposal**

4.2.1 Insertion of 1no. rooflight (obscure glazed) to front gable side elevation and 3 no. rear rooflights to facilitate conversion of loft into habitable accommodation.

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 as amended.

4.3.2 **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 dwellinghouse 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 alteration would not 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 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 rooflights would not exceed the highest part of the original roof. As such, the proposal 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 alterations do not include any of the works mentioned in (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 built under Part 20 of this Schedule and so complies with this criterion.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) 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 proposal complies with these criteria.

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal complies with Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 September 2025	