

Application for a Certificate of Lawful Development For Classes B, C + D

at 29 Dacre Road Hitchin Herts SG5 1QJ

Class B - additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B the following limits and conditions apply:

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, PA or Q of Part 3 of this Schedule (change of use)

Enlargement is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

The host dwelling was not created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order

- (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 dormer will be lower than the highest point of the ridge on the existing roof

- (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 proposed dormer will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

The extent to which an elevation of a house fronts a highway will depend on factors such as those set out in relation to Class A (e) (see page 16).

- (b) 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

The proposed dormer will have a cubic content of 39.99 cubic meters

- (c) it would consist of or include -
 - (i) the construction or provision of a verandah, balcony or raised platform, or

The proposed dormer will not have a verandah, balcony or raise platform

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

The proposed dormer will not install, alter or replace an existing chimney, flue or vent pipe

- (d) the dwellinghouse is on article 2(3) land

In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.

Conditions

The host dwelling is not in a National Park, the Broads, an area of outstanding natural beauty, a conservation area or in land within World Heritage Sites

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 proposed dormer complies

- (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 dormer complies

(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 dormer complies

Windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3. Obscure glazed does not include one-way glass.

The proposed dormer complies

Class C - other alterations to the roof

This provides permitted development rights for any other alteration to the roof of a house.

Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows.

Under Class C the following limits and conditions apply:

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, N, P, PA or Q of Part 3 of this Schedule (change of use)

The host dwelling was not created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order

- (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 in the street facing elevation comply

Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m:

The proposed rooflights in the street facing elevation comply

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

Although solar photovoltaics and solar thermal equipment (i.e. solar panels) are not permitted development under Class C, they may not require an application for planning permission if they meet the requirements set out under Part 14 of the rules on permitted development in Schedule 2 to the Order.

The proposed Velux rooflights in the street facing elevation comply

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 shall 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 proposed Velux rooflights in the street facing elevation comply

Class D - porches

D1. Development is not permitted by Class D 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)

The host dwelling was not created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order

- (b)** the ground area (measured externally) of the structure would exceed 3 square metres
- (c)** any part of the structure would be more than 3 metres above ground level or
- (d)** any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

The proposed porch complies