Planning, Environment and Community Services | **APP. REF. NO: 54715/APP/2010/2239**

DELEGATED DECISION

- *Please select each of the categories that enables this application to be determined under delegated powers*
- *Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.*

APPROVAL RECOMMENDED: GENERAL	Select Option
1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3. There is no Committee resolution for the enforcement action	☐
4. There is no effect on listed buildings or their settings	☐
5. The site is not in the Green Belt (but see 11 below)	☐
REFUSAL RECOMMENDED: GENERAL	
6. Application is contrary to relevant planning policies/standards	☐
7. No petition of 20 or more signatures has been received	☐
8. Application has not been supported independently by a person/s	☐
9. The site is not in Green Belt (but see 11 below)	☐
RESIDENTIAL DEVELOPMENT	
10. Single dwelling or less then 10 dewlling units and/or a site of less than 0.5 ha	☐
11. Householder application in the Green Belt	☐
COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT	
12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses	☐
13. Refusal of change of use from retail class A1 to any other use	☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐
CERTIFICATE OF LAWFULNESS	
15. Certificate of Lawfulness (for proposed use or Development)	☐
16. Certificate of Lawfulness (for existing use or Development)	☐
17. Certificate of Appropriate Alternative Development	☐
CERTIFICATE OF LAWFULNESS	
18. ADVERTISMENT CONSENT (excluding Hoardings)	☐
19. PRIOR APPROVAL APPLICATION	☐
20. OUT-OF-BOROUGH OBSERVATIONS	☐
21. CIRCULAR 18/84 APPLICATION	☐
22. CORPSEWOOD COVENANT APPLICATION	☐
23. APPROVAL OF DETAILS	☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval	☐
25. WORKS TO TREES	☐
26. OTHER (please specify)	☐

The delegation powers schedule has been checked. Director of Planning, Environment and Community Services can determine this applicatior

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Planning & Enforcement Services

Address 64 WHITEHEATH AVENUE RUISLIP MIDDLESEX

Development: Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawfulness for a Proposed Development).

LBH Ref Nos: **54715/APP/2010/2239**

Drawing Nos: Location Plan to Scale 1:1250
64WHA-001
64WHA-002

Date Plans Received: 23/09/2010 **Date(s) of Amendment(s):**

Date Application Valid: 23/09/2010

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 as the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50m3 and the proposed window in the side elevation is not indicated to be obscured glazed and non-opening up to 1.7 metres above the floor level.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

CLASS B - The plans indicate that the hip to gable end and rear dormer extension to this semi-detached property, would not exceed the height of the highest part of the existing roof, not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway, but would exceed the cubic content of original roof space by more than 50 m3, with no veranda, balcony or raised platform, including no chimney, flue, soil/vent pipe, materials would match existing and the rear/side dormer elevation would be inset by not less than 200 mm. from the eaves/verge, the window to side (gable) wall would not be a minimum Level 3 obscured glazed and non-opening up to 1.7 metres immediately below stair window centre/above internal finished floor level and the enlarged roof space takes account of any enlargement to original roof

space as set out in subsections B1 (a), B1 (b), B1(c) (ii), (d) (i) (ii), B2 (a), (b), (c) (i)+(ii) and B3 of the GPDO, referred to above.

CLASS C - The 2 front roof-lights would not protrude more than 150 mm beyond the plane of the original roof slope and are lower than the highest part of the original roof, any window to side roof slope would be minimum Level 3 obscured glazed and non-opening up to 1.7 metres immediately below stair window centre/above internal finished floor level as set out in section C.1 (a), C.1 (b), C.2 (a)+(b) of the GDPO referred to above.

3.0 Relevant Planning History

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette? - NO

Is there a planning condition removing permitted development rights? - NO

Is the building listed? - NO

CLASS B - Proposed Roof Alterations

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance? - YES

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway? - NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations? - NO

Would the dormer be higher than the highest part of the roof? - NO

Is the building Listed? - NO

Does the roof alteration include a Veranda, balcony or raised platform? - NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property? - YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins? - YES

Are any side facing windows obscurely glazed and non-opening up to 1.7 metres above internal finished floor level? - NO

CLASS C - Any Other Alt. to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof?
NO

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?

NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof? - NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe? - NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment? - NO

NOTE: Installation of solar photovoltaics may fall within permitted development under Part 40 of Class A

5.0 Other including Measurements

Semi/Detached property, the allowance is 50 CUBIC METRES.

VOLUME OF PROPOSED (Calculated based on external dimensions.)

Hip to gable: 7.8 (w) x 4.2 (d) x 3.2 (h)/6 = 17.47m3

Dormer: 6.2 (w) x 3.95 (d) x 2.9 (h)/2 = 35.51m3

Total: 17.47m3 + 35.51m3 = 52.98m3

The volume of proposed hip to gable and dormer is, therefore, above 50m3.

Contact Officer: Peter Unthank **Telephone No:** 01895 250230