

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 than 10 dwelling 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. ADVERTISEMENT 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 application

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 99 CROMWELL ROAD HAYES

Development: Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 5530/APP/2011/931

Drawing Nos: Proposed Second Floor Plan and Section
Proposed Side Elevation and additional details
All existing plans and elevations and location plan
All Proposed plans and elevations

Date Plans Received: 14/04/2011 **Date(s) of Amendment(s):** 14/04/2011
Date Application Valid: 28/04/2011

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 (the enlargement of a dwellinghouse consisting of an addition or lateration to its roof) C (any other alteration to the roof of a dwellinghouse) 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.

The submitted information in support of the application is also inaccurate and inconsistent.

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

INFORMATIVES

- 1 You are advised that the development which has been substantially completed on site does not appear to constitute permitted development and would require planning permission. You are advised that the unauthorised works which have been undertaken on site may be subject to appropriate enforcement action.

2.0 Planning Considerations

The proposed development would comprise the conversion of the existing roof space for habitable use, and the construction of a hip to gable extension, rear flat roof dormer window and insertion of 2 velux roof windows to the front roof slope. The proposed works would involve building operations to form a specifically designed permanent extension to

the dwelling. As such, it is considered that the proposed works would constitute development for the purposes of Section 55 of the Town and Country Planning Act 1990 (As Amended).

From the site visit it was also observed that the application site comprises a two storey semi-detached dwelling in use as a single dwelling house. The proposed development would therefore comprise development within part 1, Class B (the enlargement of a dwelling house consisting of an addition or alteration of its roof) class C (any other alteration to the roof) of the Town and Country Planning, (General Permitted Development) (Amendment) (no.2) (England) Order 2008.

From a site visit undertaken on the 24th May 2011 it was observed that works had commenced on site, and that the rear dormer window was present and 2 velux roof windows in the front elevation.

It is also noted that the drawings submitted in support of the application, are inconsistent and in particular do not clearly demonstrate whether the proposed dormer would be set in an appropriate distance from the eaves or that any side facing windows would be obscure glazed. The drawings do not reflect the development which has been substantially completed on site.

3.0 Relevant Planning History

5530/APP/2002/132 99 Cromwell Road Hayes

ERECTION OF A SINGLE STOREY SIDE EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 08-03-2002 Approved

5530/C/80/1930 99 Cromwell Road Hayes

Householder development - residential extension(P)

Decision Date: 14-01-1981 Approved

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?

NO - Extension amount to 33.2 cubic metres in volume.

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?
NO - Part of the development is a hip to gable, however the rear dormer does not demonstrate the necessary set in from the eaves and the plans are inconsistent in this respect.

Are any side facing windows obscurely glazed?
No - The plans are inconsistent with the second floor plan showing a new window which is not indicated to be obscure glazed, but the elevations showing no new window.

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 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

Volume of rear dormer:

$2.5 \text{ m} \times 3.3 \text{ m} = 8.3 / 2 = 4.15$
 $4.15 \times 5.4 = 22.41 \text{ m}^3$

Hip to gable:

$$2.5 \times 7.2 = 18 / 2 = 9 \text{ m}^2$$

$$1/3 \ 9 \times 3.6 = 10.8 \text{ m}^3$$

$$\text{Total} = 33.2 \text{ m}^3$$

Contact Officer: Christopher Hobson

Telephone No: 01895 250230