Planning, Environment and Community Services | **APP. REF. NO: 65449/APP/2010/2831**

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 7 WOLFE CLOSE HAYES MIDDX

Development: Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and new gable end window and single storey detached outbuilding to rear for use as gymnasium (Application for a Certificate of Lawfulness for a Proposed Development).

LBH Ref Nos: **65449/APP/2010/2831**

Drawing Nos: Location Plan - 1:1250
2010-27-01 - Existing Floor Plans
2010-27-06 - Existing Layout Plans
2010-27-02 - Existing Elevations
2010-27-03 - Proposed Floor Plans
2010-27-04 - Proposed Loft and Roof Layouts
2010-27-07 - Proposed Outbuilding Plans
2010-27-05 - Proposed Elevations
2010-27-08 - Proposed Outbuilding Elevations

Date Plans Received: 07/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 07/12/2010

1. RECOMMENDATIONS

1.1 Recommendations

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

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A, B, C & E 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

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

INFORMATIVES

2.0 Planning Considerations

The size and position of the dormer comply with relevant requirements set out in the GPDO. Similarly the size (including height) of the outbuilding comply with relevant requirements set out in the GPDO. The outbuilding is smaller than 80% of the main house.

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 A - Proposed Extension

The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
NO

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
NO

The enlarged part of the dwellinghouse would extend beyond a wall which-
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
NO

The enlarged part of the dwellinghouse would have a single storey and-
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
NO

The enlarged part of the dwellinghouse would have more than one storey and-
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
NO

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
NO

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
(i) exceed 4 metres in height,
(ii) have more than one storey, or
(ii) have a width greater than half the width of the original dwellinghouse; or
NO

it would consist of or include-

(i) the construction or provision of a veranda, balcony (means a platform with a height greater than 300 millimetres) or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent, pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.
NO

In the case of a dwellinghouse in a Conservation Area, development is NOT permitted if you answer YES to any of the following questions:

A. Does the development involve the cladding of any part of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?
N/A

B. Does the extension extend beyond a wall forming a side elevation of the original dwellinghouse?
N/A

C. Does the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the dwellinghouse?
N/A

Conditions of Class A: Development is NOT permitted if you answer NO to any of the following questions - Development is permitted by Class A, subject to the following conditions:

A. Are the materials used similar to those of the existing dwellinghouse?
YES

B(i). Are any new side facing windows obscurely glazed?
YES

B(ii). Are any new side facing windows non - opening, or any parts of the window which do open 1.7m above the floor of the room?
YES

C. Does the roof pitch of the extension match, so far as practicable, the roof pitch of the original dwellinghouse?
YES

CLASS B - Proposed Roof Alterations

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?
NO

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?
YES

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

CLASS E - Outbuildings

Does the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?
NO

Does any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?
NO

Does the building have more than one storey?
NO

Does the height of the building, enclosure or container exceed-
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case?
NO

Does the height of the eaves of the building exceed 2.5 metres?
NO

Is the building, enclosure, pool or container situated within the curtilage of a listed building?
NO

Does it include the construction or provision of a veranda, balcony or raised platform (means a platform with a height greater than 300 millimetres)?
NO

Does it relate to a dwelling or a microwave antenna?
NO

Does the capacity of the container exceed 3,500 litres?
NO

In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse
N/A

5.0 Other including Measurements

Dormer:

0.5x6.4m()w)x2.9m(d)x2.5m(h) = 23.2m3

Contact Officer: Sonia Bowen **Telephone No:** 01895 250230