

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

Adrian Harding

Signature:

Date: 24th August 2011

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

Team Manager:

Signature:

Date: 24th August 2011

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:



Date: 24th August 2011

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

Report of the Head of Planning & Enforcement Services

Address 4 HAROLD AVENUE HAYES

Development: Single storey side/rear extension, conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable ends and single storey detached outbuilding to rear for use as store involving demolition of existing detached garage to rear (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 67940/APP/2011/1760

Drawing Nos: Location Plan
1604/1
1604/2
Supporting Statement in Respect of Outbuildings
E-mail withdrawing summerhouse

Date Plans Received:	19/07/2011	Date(s) of Amendment(s):	19/07/2011
Date Application Valid:	20/07/2011		18/08/2011

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, Classes, 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.

The outbuilding hereby approved shall only be used for the purpose stated on the application form and approved drawings, namely as a store. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

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

INFORMATIVES

- 1 You are advised this development is on a former National Filling Factory based on information from the local heritage centre. There is a possibility there may be some contaminating substances present in the ground. We have no specific information on the ground conditions. We would advise persons working on site

to take basic Health and Safety precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

REASON

National Filling Factory Number 7 was located in Hayes from late 1915 and is thought to have been in operation until the end of the Great War in 1918. We have no detailed information about this former use, and it is thought due to the short life of the factory and the layout of the factory that large areas are unlikely to be affected by contamination.

- 2 The proposed summerhouse indicated on plan reference number 1604/3 has not been determined as part of this granted Lawful Development Certificate.

2.0 Planning Considerations

The application is for a lawful development certificate for the proposed development of a single storey rear extension, single storey side extension, dual hip to gable roof conversion, a box dormer on the rear roof slope, installation of three rooflights in the principal roof slope and the replacement of a single storey garage outbuilding with a single storey outbuilding of the same footprint.

The submitted application and plans included the erection of an additional outbuilding at the rear of the garden. In an e-mail to the Local Planning Authority dated 18th August 2011, the applicant asked for this to be removed from the application and for it to be determined without this additional outbuilding.

The plans indicate that the combined single storey rear extension, single storey side extension and replacement outbuilding would not cover more than 50% of the ground within the applicant site, excluding the ground area of the existing dwelling.

The proposed single storey rear extension would not extend beyond the rear wall of the original dwelling by 4 metres, would not be more than 4 metres in height and would have eaves below 3 metres in height within 2 metres of the boundary.

The proposed single storey side extension would not extend beyond a side elevation of the original dwelling by a width greater than half the width of the original house, would not be more than 4 metres in height and would have eaves below 3 metres in height within 2 metres of the boundary.

As the external materials of the side and rear extension would match the existing dwelling. The proposed side and rear extensions would meet the criteria to be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Plans indicate that the hip to gable roof alteration, three roof lights in the principal elevation and rear dormer would:

- i) Not exceed the height of the highest part of the roof,
- ii) Not extend beyond the plane of any existing roof slope which forms part of a principal elevation of the dwelling house and fronts a highway,
- iii) Not exceed the cubic content of the original roof space by more than 50 cubic metres,
- iv) Match the materials of the original dwelling and the rear dormer would be inset by 200mm from the eaves.
- v) Have roof lights less than 150mm above roof plane and lower than highest part of

original roof.

The proposed hip to gable conversions, rear dormer and roof light would, therefore, meet the criteria to be permitted development under Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The plans indicate that the proposed flat roofed outbuilding would not result in more than half the area of land around the original house being covered by additions and other buildings nor extend forwards of the principal elevation of the original dwelling-house. It would be a single storey building, no higher than 2.5 metres, not have an eaves height exceeding 2.5 metres, not be within the curtilage of a Listed Building and does not include the provision of a veranda, balcony or raised platform. The proposed development would therefore meet the criteria to be permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

3.0 Relevant Planning History

67940/APP/2011/1780 4 Harold Avenue Hayes

Single storey side and rear wraparound extension

Decision Date:

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?

N/A

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?

N/A

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?

N/A

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

NO

5.0 Other including Measurements

Volume Calculations

Hip to Gable Conversions

$7.2\text{m (d)} \times 3.1\text{ (h)} \times 3.5\text{ (w)} = 78.12 / 6 = 13.02\text{ cubic metres per gable end}$

Total of two hip to gable conversions = $13.02 \times 2 = 26.04\text{ cubic metres}$

Rear Dormer

$8.5\text{m (w)} \times (2.5\text{m (d)} \times 2.2\text{ (h)}) = 46.75/2 = 23.375\text{ cubic metres}$

Total volume added $23.375 + 26.04 = 49.414\text{ cubic metres.}$

The measurements on the plans have been checked and the proposed hip to gable conversion and rear dormer would add less than 50 cubic metres to the original dwelling.

Contact Officer: Alex Smith

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