Residents Services

APP. REF. NO: 70715/APP/2015/2018

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 Residents 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, Sport and Green Spaces

Address 1 CASTLETON ROAD RUISLIP

Development: Single storey side extension, conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, 1 side rooflight and 1 rear rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: **70715/APP/2015/2018**

Drawing Nos: 104-109 Rev. B
104-108 Rev. B
104-107 Rev. B
104-106 Rev. B
104-101
104-102 Rev. A
104-104 Rev. A

Date Plans Received: 01/06/2015 **Date(s) of Amendment(s):**

Date Application Valid: 05/06/2015

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 A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as:

(i) The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse; and

(ii) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height.

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

INFORMATIVES

2.0 Planning Considerations

A Certificate of Lawful Development is proposed for the construction of a single storey side extension, conversion of roof space to habitable use include a rear dormer, and a total of 5 rooflights, three to the front, one to the side, and one to the rear.

The application site comprises of a semi-detached bungalow located on the corner

junction of Castleton Road and Cranmer Close.

The single storey side extension would be characterised by a hipped roof which would be similar to the roof pitch of the original dwelling. The property is sited on a corner junction and therefore the proposed extension would extend beyond a wall forming the side elevation of the original dwellinghouse and also front the highway Cranmer Close. The extension would not be wider than width of the original property, however it would measure a maximum height of 5.5m, and would therefore be contrary to paragraph (e)(ii) & (j) of Schedule 2, Part 1, Class A of the GPDO.

The proposed rear dormer would measure a total of 10 cubic metres and would not face a highway and is considered in accordance with Part 1, Class B of the GPDO.

The rooflights would be sited to all elevations of the property with three proposed to the front, one to the north west elevation and one to the rear. All five windows would not exceed 50mm beyond the plane of the roofslope.

As the side extension fails to comply with Schedule 2, Part 1, Class A of the GPDO the application is recommended for refusal.

3.0 Relevant Planning History

70715/APP/2015/908 1 Castleton Road Ruislip

Single storey side extension and conversion of roof space to habitable use to include a rear dormer and 3 front and 1 side rooflights

Decision Date: 14-05-2015 Refused

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/ in a Conservation Area?
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;
YES - The property is sited on the corner junction of Castleton Road and Cranmer Close

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;
N/A

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;
N/A

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
YES - The proposed single storey side extension would measure a maximum of 5.5m in height.

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 dwelinghouse 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?
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?
NO - States on roof plan the windows would not protrude higher than 50mm beyond the plane of the roofslope.

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 roof area for side extension: (W)7.5m x(H)3.1m x(L)3m/2 = 35 cubic metres.
Volume area of rear dormer: (H)2m x(D)2.6m x(L)3.8m/2 = 10 cubic metres.

Total increase of roof area for semi-detached bungalow would be 45 cubic metres.

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