**Residents Services**

**APP. REF. NO: 70715/APP/2016/111**

# 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:** Conversion of roof space to habitable space to include a rear dormer, 2 front rooflights and 1 side rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** **70715/APP/2016/111**

**Drawing Nos:** 104-306 Rev. B
104-308 Rev. B
104-307
104-301
104-309
104-303
104-302
104-304

**Date Plans Received:** 11/01/2016 **Date(s) of Amendment(s):** 11/01/2016

**Date Application Valid:** 02/02/2016

## 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 B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

**INFORMATIVES**

**1** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Part 1 Policies:

Part 2 Policies:

## 2.0 Planning Considerations

A Certificate of Lawful Development is sought for the conversion of roof space to habitable space to include a rear dormer, 2 front rooflights and 1 side rooflight (Application for a Certificate of Lawful Development for a Proposed Development).

The application site comprises of a semi-detached bungalow situated on the corner junction of Castleton Road. The property does not have any previous extensions and benefits from a detached garage and off road parking accessed via Cranmer Close.

Plans indicate that the rear dormer extension 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 principle 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) The rear dormer would be inset by 200mm from the eaves.
v) Roof lights are less than 150mm above the roof plane and lower than the highest part of original roof.
vi) Any window located on a side elevation of the dwelling would be obscure glazed and non opening unless 1.7m above the floor of the room in which the window is installed.
vii) All materials used would match those of the existing dwelling.

The site is not in a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights.

Therefore, the application is recommended for approval.

## 3.0 Relevant Planning History

70715/APP/2015/2018 1 Castleton Road Ruislip

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)

**Decision Date:** 29-07-2015 Refused

70715/APP/2015/2885 1 Castleton Road Ruislip

Single storey side extension and conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights, 1 rear rooflight and 1 side rooflight

**Decision Date:** 12-10-2015 Refused

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 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

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 Calculation**

**Dormer: (H)2.1m x (W)3.8m x (D)2.8m/2 = 11.1m3.**
**Edge of Dormers to be deducted from total volume (H)1.6m x (W)1.4m x (D)1.6m/2 = 1.8m3**
**1.8m3 x 2 sides = 3.6m3.**

**Total: 11.1m3 - 3.6m3 = 7.5m3.**

**The rooflights would not protrude 150mm beyond the roof plane of the original roof.**

**The proposed extensions would fall below the permitted roof area increase of 50m3 for semi-detached dwellings and is therefore recommended for approval.**

**Contact Officer:** Naim Poptani **Telephone No:** 01895 250230