

Willowood Lodge, r/o 37-41 Hallowell Road, Northwood HA6 1DT

Our ref: 0100/HAL041/CLPD

PLANNING STATEMENT

PREPARED ON BEHALF OF THE APPLICANTS JACQUES COWAN & DAVID NYMAN

VERSION: **draft 1.0**

WILLOWOOD LODGE, R/O 37-41 HALLOWELL ROAD, NORTHWOOD

PLANNING STATEMENT

INTRODUCTION

This is an application for a Certificate of Lawful Development in respect of a proposed development at the above address comprising the reconfiguration of the roof from hip ends to gable ends to enable better use of the floor space at first floor level. The application accompanies a parallel application for a Certificate of Lawful Development in respect of a rear facing dormer and two Velux-style windows. Both applications are discussed below for completeness.

BACKGROUND

Planning permission was granted on appeal for the erection of a 3-bedroom bungalow 41 and land to the rear of 37-41 Hollowell Road, Northwood HA6 1DT, in accordance with the terms of the planning application, Ref 71937/APP/2017/1864, on 19th December 2017. The consent was given subject to conditions relating to, *inter alia*, submission of details of landscaping, materials and arrangements for disposal of surface water and sewage. However, crucially, the Inspector did not remove permitted development rights for any of the forms of development ordinarily sanctioned by Schedule 2, Part 1 of the Town and Country Planning Act 2015.

Works were commenced to implement the approved scheme, following discharge of 3 conditions precedent, in the Spring of 2018. The scheme was completed on 15th January 2019 and a final completion certificate issued by the approved inspector, Stroma, on 30th January 2019.

The property was rented out by the applicant with the tenant taking up occupation on 2nd February 2019. At this point, the form of the building was all as approved by the Planning Inspector in December 2017.

HIP-TO-GABLE ROOF ALTERATIONS

The applicant has had a number of tenants since completion in early 2019 however, none have sought to extend their tenancies and, on occasion, it has also proved difficult to secure good tenants. Feedback from local agents has clearly identified the restricted headroom over much of the upper floor as a significant cause of concern raised by several prospective tenants. The applicant has therefore decided to carry out a hip to gable roof extension at each end of the existing roof, pursuant to schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development Order 2015 (as amended)). Details of the proposed extensions are shown in the drawings numbered A1.0 – A1.04 that accompany this application.

PLANNING ASSESSMENT

The proposals are shown in the submitted drawings and it is hereby confirmed that the proposed roof alterations would:

1. Not exceed the permitted development allowance of 50 cubic metres (detached property).
2. Not contain windows in the flank elevation
3. Not result in the highest part of the alteration being higher than the highest part of the original roof.
4. Not consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
5. Not involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Also:

1. The permitted development rights have not been removed.
2. The site is not within a conservation area

It is therefore considered that the proposed development would be fully compliant with the development tolerances set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development Order 2015 (as amended)).

REAR FACING DORMER AND ROOFLIGHTS

Following completion of work, it became apparent that the headroom on the upper parts of the stairs, although acceptable under the Building Regulations, was nonetheless quite tight. Moreover, the situation was capable of remedy by the simple expedient of adding a rear facing dormer to the roof structure.

On 28th January 2019 the applicant commissioned the builder to build the rear facing dormer along with certain other additional works including 2 Velux-style rooflights in the rear facing roof slope, having first checked that he was not prevented from doing this by the terms of the planning consent. The dates of commencement and completion are unknown however, the applicant and his site manager are clear that works commenced after the first tenant took up occupation and were completed in the early spring of 2019.

PLANNING ASSESSMENT

1. The dormer does not project forward of the plane of a roof which forms a principal elevation or fronts a highway.
2. The dormer is not higher than the highest part of the roof.
3. The dormer is set in from the eaves margin by 200 mm.
4. The rooflights do not project more than 150 mm beyond the plane of the roof.
5. The permitted development rights have not been removed.
6. At the time of construction, the property was in use as a dwelling house
7. The site does not lie within a conservation area

It is therefore considered that the dormer and rooflights on the existing rear roof slope are fully compliant with the requirements of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development Order 2015 (as amended)).

COMBINED MEASUREMENTS

Hip to Gable: 18.45 m³

Rear Dormer: 1.81 m³

Total additional volume = 20.26 m³ < 50m³

CONCLUSION

The Local Planning Authority is respectfully asked to grant a Lawful Development Certificate for the proposed hip -to- gable roof extensions to the property referred to in this application.

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