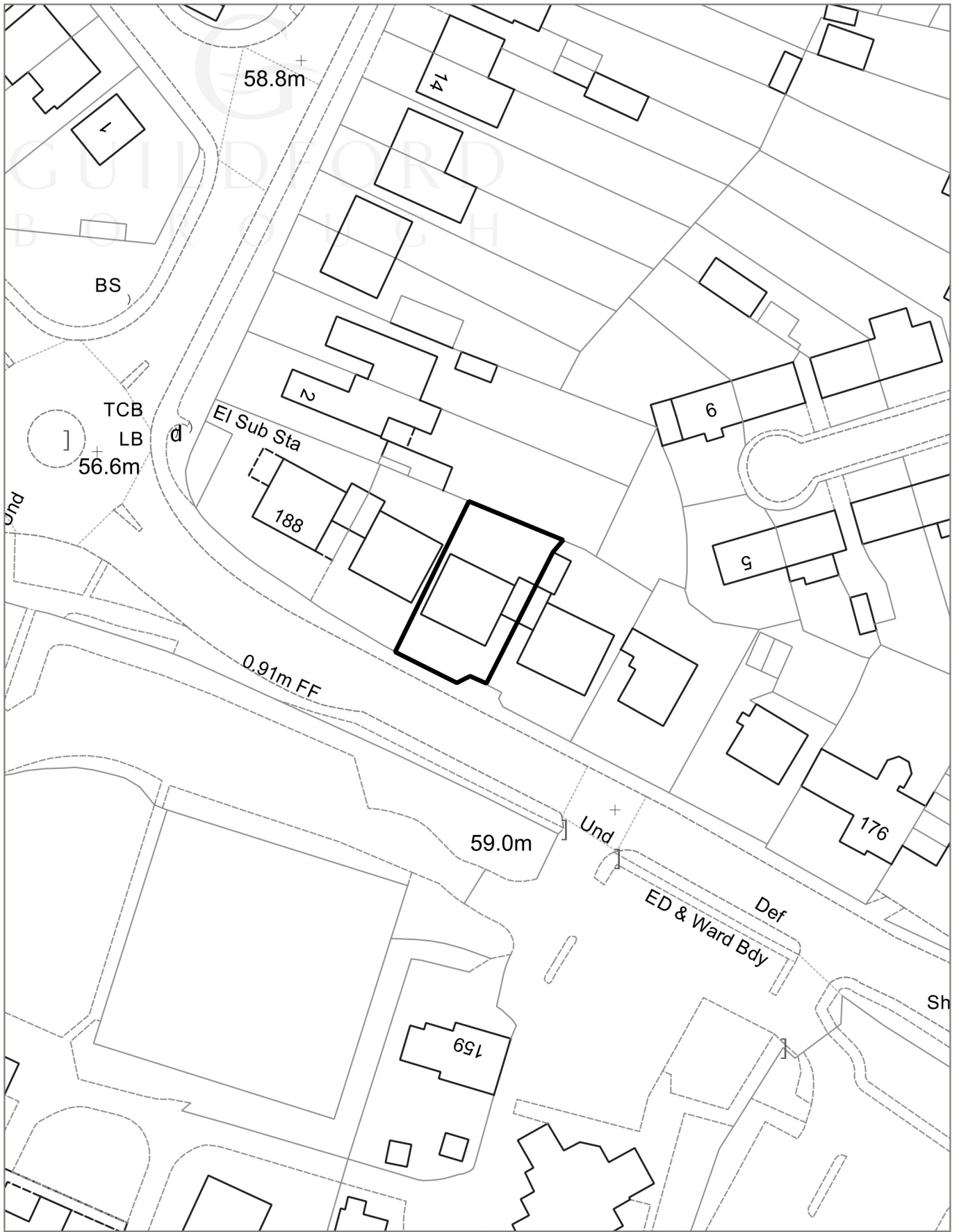


20/P/00225 184 Aldershot Road, Guildford



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Print Date: 12/02/2020



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GUILDFORD
BOROUGH



Not to scale

App No: 20/P/00225 **8 Wk Deadline:** 03/04/2020
Appn Type: C of Lawfulness for Proposed Use or Dev
Case Officer: Elliot Finch
Parish: Westborough **Ward:** Westborough
Agent : Mr Lovatt **Applicant:** Mr & Mrs Pacey
Loftplan Designs 184
Saturn House Aldershot Road
Calleva Park Guildford
1 Aldermaston GU2 8BL
Reading
RG7 8HA

Location: 184 Aldershot Road, Guildford, GU2 8BL
Proposal: Certificate of Lawful Development for a proposed use or development to establish whether the proposed conversion of existing loft space to habitable accommodation including three front facing rooflights and a rear dormer with juliet balcony is lawful.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is an employee of the Council.

Key information

The application is for a lawful determination of whether the proposed development falls within planning permission granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Summary of considerations and constraints

Officers conclude that the application proposal is permitted development.

RECOMMENDATION:

The proposed conversion of existing loft space to habitable accommodation including three front facing rooflights and a rear dormer with juliet balcony falls within planning permission granted by Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Approve - This application is not subject to any conditions and reasons.

Informatives:

1. This decision relates expressly to drawing(s) LP3587/01 B and LP3587/02 received on 07 February 2019.

2. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Officer's Report

Site description.

The application relates to a link-detached bungalow located within the Guildford urban area.

Proposal.

Certificate of Lawful Development for a proposed use or development to establish whether the proposed conversion of existing loft space to habitable accommodation including three front facing rooflights and a rear dormer with juliet balcony is lawful.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
20/P/00049	Certificate of Lawfulness for proposed development to establish whether a loft conversion with rear flat roof dormer and roof lights to front roof plane would be lawful.	Withdrawn 06/02/2020	N/A

Permitted Development Considerations.

Article 4 Direction? - no

PD removed through condition? - no

Development commenced? - no

It needs to be established whether the proposed development would fall within the parameters of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

PD Assessment

Rear Dormer Window

Class B allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. Therefore the proposed rear dormer window enlargement shall be considered under Class B of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

B.1 Development is not permitted by Class B if—

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use).

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The development does not exceed the height of the highest part of the existing roof.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

The works do not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

The applicant has provided calculations showing that the roof space of the enlarged part of the dwellinghouse has a cubic content of 48.313 cubic metres. These calculations have been checked by the Officer and are accepted as correct. Consequently the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

(e) It would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

The proposal does not include any of the above.

(f) the dwellinghouse is on article 2(3) land

The dwellinghouse is not located on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The submitted drawings confirm that the materials used in the exterior work would be of similar appearance to those used in the existing dwellinghouse.

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

The eaves of the original roof would be retained. The edge of the enlargement closest to the eaves of the original roof would not be less than 0.2 metres from the eaves when measured along the roof slope from the outside edge of the eaves. No part of the enlargement would extend beyond the outside face of any external wall of the original dwellinghouse.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

No side windows proposed.

Front rooflights

Class C

Class C allows for other alterations to the roof of a dwellinghouse. Therefore the proposed front rooflights shall be considered under Class C.

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use).

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The rooflights do not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The rooflights are not higher than the highest part of the original roof.

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Not applicable.

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

Not applicable.

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Not applicable.

Conclusion.

The proposed development would comply with the criteria set out in Classes B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).