HUNTINGDONSHIRE DISTRICT COUNCIL

25/00089/CLPD

OFFICER REPORT

Case No: **25/00089/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Lawful development certificate for proposed loft conversion with rooflights to front and rear roofslopes.**

Location: **45 Breach Road Grafham Huntingdon**

Applicant: **Mr & Mrs Booth**

Grid Ref: **516132 269362**

DESCRIPTION OF SITE AND APPLICATION
This application relates to a two storey brick house in an established residential area of Grafham.

This application is for a Certificate of Lawful (proposed) Development for a loft conversion with installation of rooflights to the front and rear elevations.

NATIONAL GUIDANCE
Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 2015 (Amended)

PLANNING HISTORY
The original permission (9800981OUT) for the development was allowed on appeal and the associated reserved matters application (0201425REM) does not contain any conditions which remove permitted development rights connected with the Part 1 of the General Permitted Development Order.

CONSULTATIONS
N/a

REPRESENTATIONS
N/a

SUMMARY OF ISSUES
The proposed alterations must be assessed against the GPDO 2015 (Amended) to determine whether the alterations are 'permitted development' or would require an application to be submitted for planning permission.

LOFT CONVERSION WITH ROOFLIGHTS TO FRONT AND REAR ROOFSLOPES
Class C, Part 1, Schedule 2 Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (Amended) permits alterations to the roof of a dwellinghouse subject to certain criteria set out within the Order. The proposed alterations would be permitted because the following tests are satisfied:

C. Any other alteration to the roof of a dwellinghouse.
Development not permitted
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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
NO

(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;
NO
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
NO
(d) it would consist of or include—
(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
NO
(ii) the installation, alteration or replacement of solar photovoltaics or solar thermalequipment.; or
NO
(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
NO

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
(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.

Conclusion:
The rooflights proposed on the front and rear roofslopes are therefore considered to be permitted development.

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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**