HUNTINGDONSHIRE DISTRICT COUNCIL

24/01832/CLPD

OFFICER REPORT

Case No: **24/01832/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Proposed loft conversion with dormer and rooflights.**

Location: **4 Furrowfields St Neots PE19 6GU**

Applicant: **Mr And Mrs Jason And Tracy Dixon**

Grid Ref: **519941 260499**

DESCRIPTION OF SITE AND APPLICATION

The application site at 4 Furrowfields is occupied by a two-storey terraced dwellinghouse located within a residential estate in St Neots. There are no constraints relative to the site.

A Certificate of Lawful (Proposed) Development is sought for works relating to a loft conversion with dormer and rooflights.

NATIONAL GUIDANCE

The Town and Country Planning Act 1990

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

0101550OUT - Housing and mixed use (business, leisure and primary school) with supporting infrastructure 63.2 hectares (Permission)

1000173REM - Approval of access, appearance, layout and scale for the erection of 60 dwellings (parcel C5) (Details Approved)

CONSULTATIONS

No consultations - Certificate of lawful permitted development

REPRESENTATIONS

None

SUMMARY OF ISSUES

The internal conversion of a loft space would not be defined as development under section 55 of the Town and Country Planning Act 1990, however the addition of the dormer and rooflights would involve operational development that would be development under the Act.

Therefore, the addition of a rear dormer and front and rear rooflights must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As

Amended) to determine whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

In this case, a review of the decision notice for reference 1000173REM reveals a condition (condition 10) which removes Permitted Development Rights for extensions and alterations from the property. As this is the case, an application for householder planning permission will be required.

CONCLUSION

Aside from the works that do not constitute development (as established above), the development proposed as loft conversion with dormer and rooflights cannot be undertaken within the meaning of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as permitted development rights were removed when the permission was granted. Therefore, an application for planning permission is required.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**