OFFICER REPORT

Case No: 25/00179/CLPD **Certificate of Lawfulness proposed**

Proposal: Loft conversion with rooflights to front and rear roofslopes.

Location: Newcot Grafham Road Ellington

Applicant: Mr & Mrs Cracknell

Grid Ref: 515933 271857

DESCRIPTION OF SITE AND APPLICATION

The application site at Newcot, Grafham Road is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Ellington. There are no constraints relative to the site.

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

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

17/00824/HHFUL - Proposed two storey rear extension, new external window openings and internal alterations (Permission)

18/00194/HHFUL - Retrospective single storey rear extension and proposed first floor rear extension with new external window opening and internal alterations (Permission)

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 rooflights would involve operational development that would be considered development under the Act.

Therefore, the addition of 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.

* Addition of roof lights to front and rear roof slopes

Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits other alterations to the roof of a dwellinghouse subject to certain criteria set out within the Order. The proposed addition of a singular roof light to the front roof slope and two roof lights to the rear slope as indicated on plans "Existing and Proposed Plans" received by the Local Planning Authority on 30th January 2025 would be permitted as it falls within the definition of any other alteration to the roof of a dwellinghouse and because the following additional tests are satisfied:

a) The dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3

Officer Assessment: Compliant

b) The proposed development would not result in any protrusion of 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;

Officer Assessment: Compliant

c) The height of the proposed development would not exceed the highest part of the roof of the existing roof

Or

(d) 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.

Officer Assessment: Compliant

Development under Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to conditions.

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.

Officer Assessment: Compliant - The proposed development does not include any windows located on a roof slope forming a side elevation.

Therefore, the proposed development of rooflights to the front roof slope as shown in plan reference "Existing and Proposed Plans" received by the Local Planning Authority on 30th January 2025 would fall within the definition and conditions attached to Schedule 2 - Part 1 - Class C.

CONCLUSION

The proposed as loft conversion with dormer and rooflights shown in plans "Existing and Proposed Plans" accords with the criteria and conditions set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is considered to be permitted development and is therefore granted planning

permission by virtue of Article 3 of this Order. An application for planning permission is not required.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 3883424 and we will try to accommodate your needs.

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