HUNTINGDONSHIRE DISTRICT COUNCIL

25/00810/CLPD

OFFICER REPORT

Case No: **25/00810/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Replacement of flat roof to rear of property, installation of roof lantern and insulation**

Location: **1 School Lane Bythorn Huntingdon**

Applicant: **Mr William Punchard**

Grid Ref: **505671 275771**

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 School Lane is occupied by a two-storey semi-detached dwellinghouse located within the village of Bythorn. The application site falls within the Bythorn Conservation Area, with a number of Listed Buildings in the vicinity. The application site is located in Flood Zone 1 of the Environment Agency's Flood Map for Planning.

A Certificate of Lawful (Proposed) Development is sought for works relating to the replacement of the flat roof to the rear of the property, installation of roof lantern and insulation.

Officers have reviewed the planning history for the site and can find no evidence that Permitted Development Rights have been removed, nor are there any Article 4 directions in place.

In order for the proposed development to be considered, the criteria outlined in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) must be met and this is assessed below.

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

7801196FUL - EXTENSION TO DWELLING 1 SCHOOL LANE BYTHORN (Permission)

8300805FUL - GARAGE 1 SCHOOL LANE BYTHORN (Permission)

8802618FUL - Extension to dwelling, 1 School Lane, Bythorn (Permission)

CONSULTATIONS

No consultations - Certificate of lawful permitted development

REPRESENTATIONS

None

SUMMARY OF ISSUES

The replacement of the flat roof to the rear of the dwelling and the installation of a roof lantern 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.

* Replacement of the flat roof to rear and installation of roof lantern

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.

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: Not compliant - The proposed roof lantern as shown on plans reference 22533_02 protrudes 0.44 metres beyond the slope of the original roof.

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: Not compliant - Whilst the proposed roof does not exceed the highest part of the existing roof of which it replaces, the inclusion of the roof lantern results in the height of the proposed development exceeding the highest part of the existing roof.

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, taking into consideration the above assessment, the proposed replacement of the flat roof to the rear and installation of roof lantern as shown in plan reference "22533_02" received by the Local Planning Authority on 19th May 2025 would not fall within the definition and conditions attached to Schedule 2 - Part 1 - Class C, and as such is not considered Permitted Development.

CONCLUSION

The proposed replacement of the flat roof to the rear and installation of roof lantern shown in plans "22533_02" fails to comply 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 fails to comply with paragraph b) and c) of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, an application for planning permission will be required.

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