HUNTINGDONSHIRE DISTRICT COUNCIL

25/00251/CLPD

OFFICER REPORT

Case No: **25/00251/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Changes to the fenestration and adding skylights**

Location: **30 Park Drive Little Paxton St Neots**

Applicant: **Penny Conway**

Grid Ref: **518693 262407**

DESCRIPTION OF SITE AND APPLICATION
This application is for a Certificate of Lawful (Proposed) Development for works relating to the changes in the fenestration and addition of rooflights to a single storey projection of 30 Park Drive, Little Paxton. The proposed site is a two-storey detached dwellinghouse located within a residential area of Little Paxton.

The site does not have any relevant constraints. Officers note condition 6 of planning reference 9911715FUL relating to windows and dormer windows. However, Officers consider this relates to the extension to the dwelling only and therefore permitted development rights remain for this part of the dwelling.

The plans submitted for the proposed development, reference "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, indicate that the front window to the single storey side projection will be elongated and the dual pitched roof will have a single rooflight inserted in each plane.

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
9911715FUL - Extensions to dwelling

CONSULTATIONS
No consultations required.

REPRESENTATIONS
None

SUMMARY OF ISSUES
The proposed changes to fenestration and addition of 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.

Changes to fenestration
Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the enlargement, improvement or other alteration of a dwelling house.

The proposed changes to the ground floor front elevation window of the single storey side projection as indicated on plans "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, would be permitted as it falls within the definition of an enlargement, improvement or other alteration of a dwellinghouse and because the additional tests set out in Schedule 2 - Part 1 - Class A.1 are satisfied.

Development under Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to the following relevant condition.

Development is permitted by Class A subject to the following relevant conditions—

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

The proposed development indicated on "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, would be permitted provided the materials used in the proposed development are of similar appearance to those used in the construction of the existing dwellinghouse.

Therefore, the proposed development of changes to the ground floor front elevation window of the single storey side projection, as detailed in plan references "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, satisfies the criteria attached to Schedule 2 - Part 1 - Class A.

Insertion of rooflights
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.

The proposed insertion of rooflights to the front and rear planes of the single storey roof of the side projection, as indicated on plans "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, would be permitted as it falls within the definition of any other alteration to the roof of a dwelling house and because the additional tests set out in Schedule 2 - Part 1 - Class C.1 are satisfied.

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 the following relevant condition.

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.

The proposed development indicated on "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, would be permitted as the rooflights are not located on a roof slope forming a side elevation of the dwellinghouse.

Therefore, the proposed development of insertion of rooflights to the front and rear planes of the single storey roof of the side projection, as indicated on plans "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, satisfies the criteria attached to Schedule 2 - Part 1 - Class C.

CONCLUSION
In conclusion, the proposed works on submitted plan reference "1223-D and 1223-SPLP" received by the Local Planning Authority on 11th February 2025, relating to the changes to the ground floor front elevation window and the insertion of rooflights to the front and rear planes of the single storey roof of the side projection, is considered to be permitted within the meaning of Classes A and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) subject to the condition that any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**