



16/0091/CPD
44 Chaucer Road, Ashford, TW15 2QT

1:1,250

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.



Planning Committee

09 March 2016



Application No.	16/00091/CPD		
Site Address	44 Chaucer Road, Ashford		
Proposal	Certificate of Proposed Development for the creation of a rear dormer and installation of rooflights in front roof slope		
Applicant	Mr Warren Tooth		
Ward	Ashford Town		
Call in details	The applicants wife is an officer employed by Spelthorne Borough Council, and Paragraph 27 of the Planning Code requires all applications by members and staff to be determined by the Planning Committee.		
Case Officer	Peter Brooks		
Application Dates	Valid: 21.11.16	Expiry: 17.03.16	Target: Under 8 weeks
Executive Summary	<p>A Lawful Development Certificate confirms whether what is being proposed is 'Permitted Development' and therefore does not require planning permission.</p> <p>Decisions must be based only on the 'legal' position as set out in the Permitted Development Order, and are not assessed in terms of its relative planning merits.</p>		
Recommended Decision	The proposal would constitute permitted development as defined by Part 1, Schedule 2, of the General Permitted Development Order 2015 and a Certificate of Proposed Development be issued.		

MAIN REPORT

1 BACKGROUND

- 1.1 This Lawful Development Certificate (LDC) seeks to establish if the proposed dormer window, rooflights and side window would constitute 'Permitted Development' and therefore would not require planning permission to be granted by the Council. The purpose of such Certificates is to provide the Councils formal confirmation that planning permission would not be required. Such proposals have to be assessed solely against the criteria set out in the General Permitted Development Order 2015.

2 DESCRIPTION OF CURRENT PROPOSAL

- 2.1 The application site comprises a two storey end of terrace dwelling located on the northern side of Chaucer Road. The proposal seeks to erect a rear dormer window, install 'velux' style roof lights in the front roof slope and install a window in the gable elevation.

3 ASSESSMENT OF APPLICATION

- 3.1 The proposed dormer window, roof lights and side window in the gable elevation would constitute permitted development, as specified in Part 1, Schedule 2, Class B (in relation to the dormer and side window) and Class C (in relation the roof lights) of the General Permitted Development Order 2015.
- 3.2 This is because, as a result of the works, the roof would not exceed the highest part of the existing roof; would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; the cubic content of the resulting roofspace would not exceed the cubic content of the original roof space by more than 40 cubic metres; would not consist of or include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

4 RECOMMENDATION

- 4.1 The Lawful Development Certificate be issued subject to the 'conditions' set out in the Order which in the case of Condition 1, reflect the standard qualifications/limitations specified in the General Permitted Development Order.

CONDITIONS

1. The proposed dormer roof extension would constitute permitted development under the terms of Class B Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 subject to the following conditions as set out in the order:

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

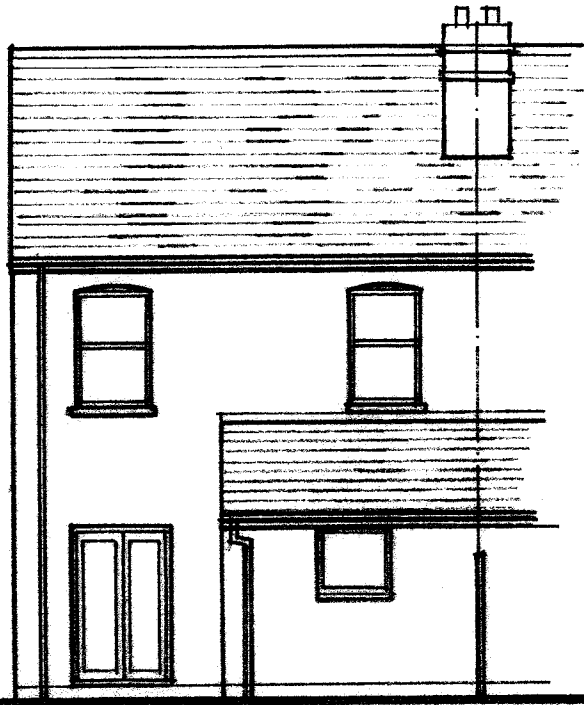
(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be --

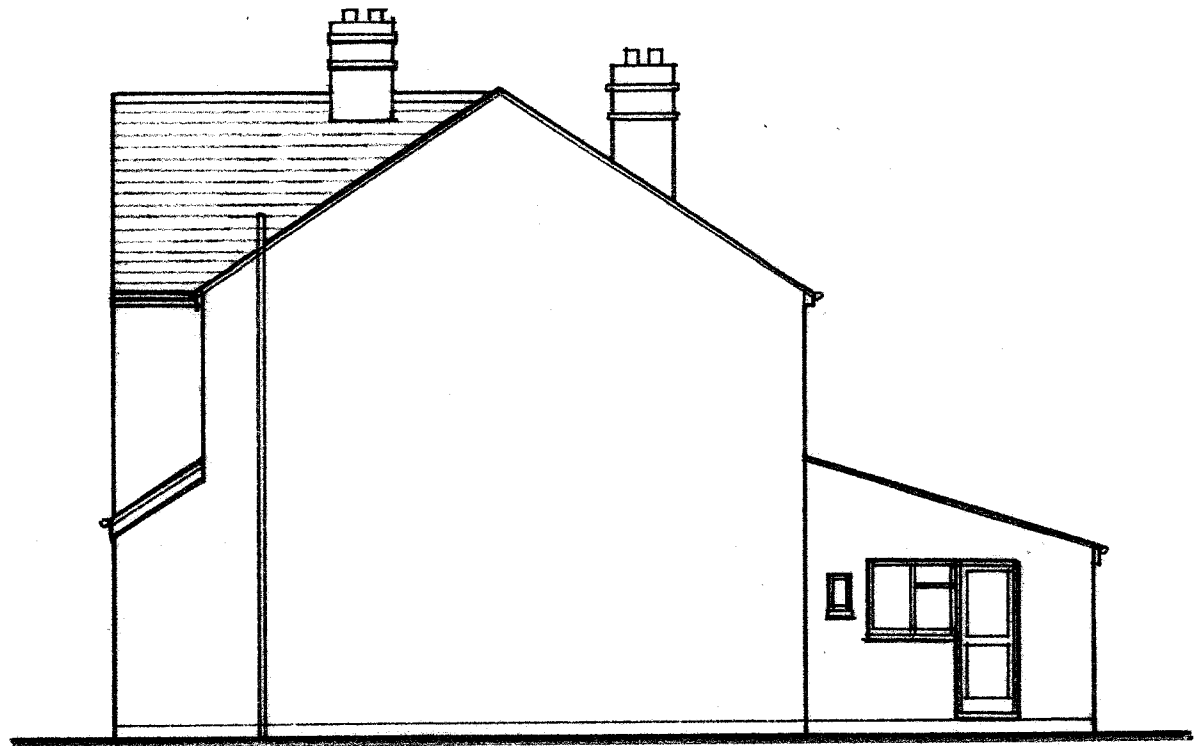
(i) obscure glazed, and

(ii) non-opening unless the parts of the window can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

2. That the proposed rooflights within the front plane of the roof would by reason of its design, scale and location constitute Permitted Development under the terms of Class C Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.



REAR



SIDE

16/00091

ELEVATIONS ONLY - 16/00091/CPD

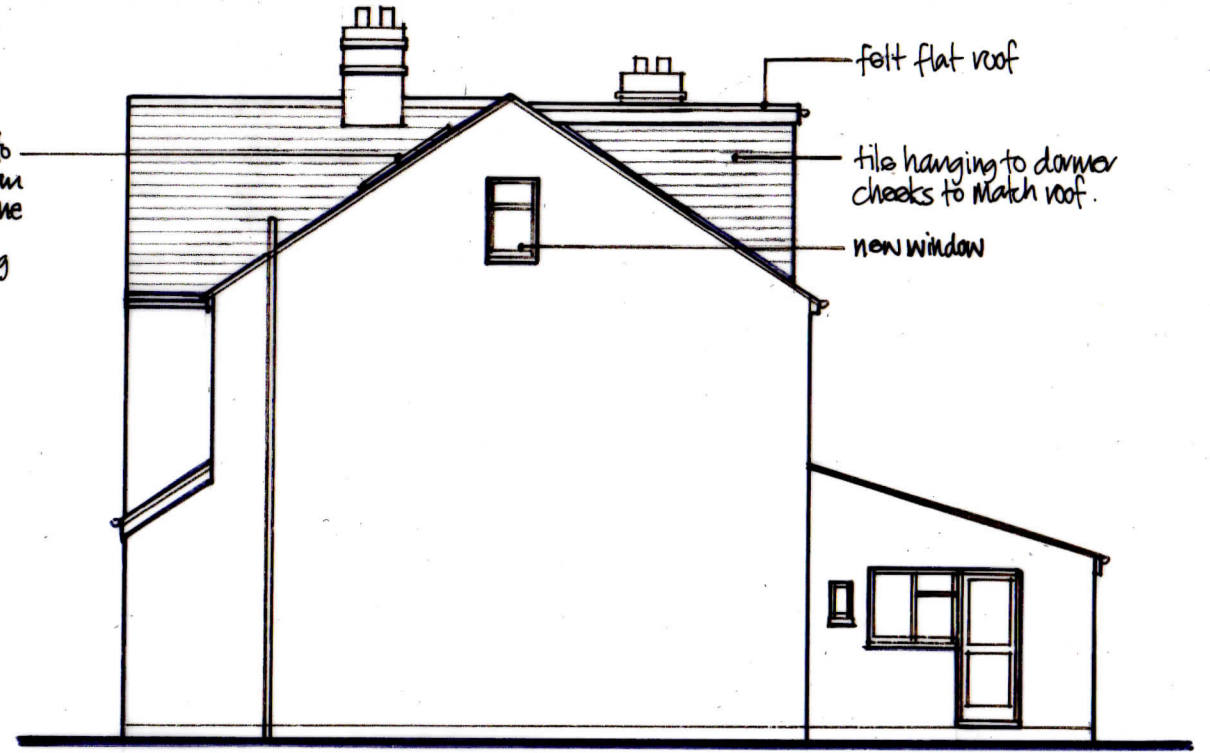


EXISTING ELEVATIONS

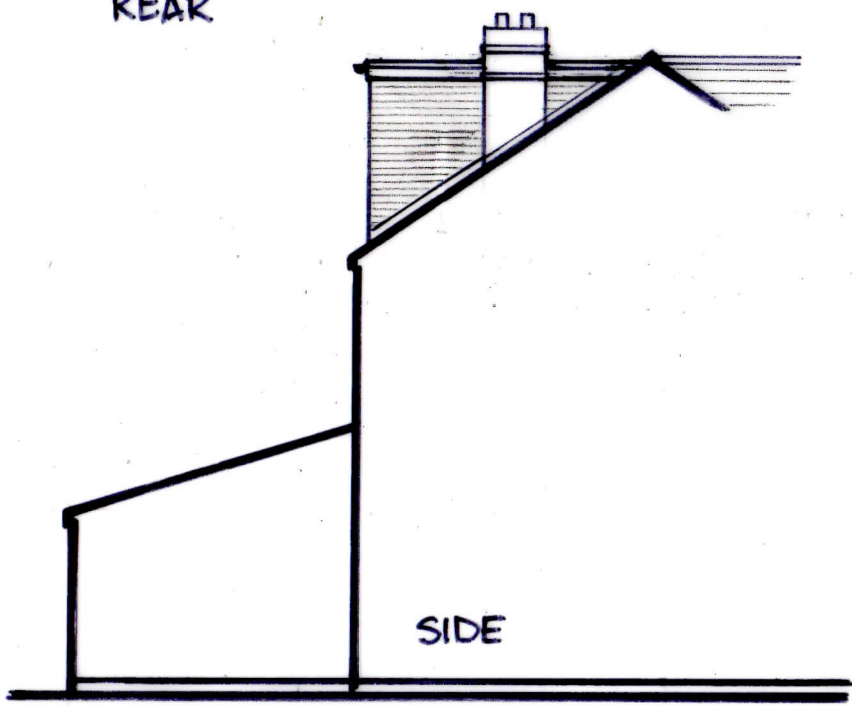
PROPOSED LOFT CONVERSION 44, CHAUCER ROAD ASHFORD, MIDDLESEX TW15 2TQ	1/100 eA4
	Jan. 2016
for: Mr. W. TOOTH	drwg. no. CR/03



REAR



SIDE



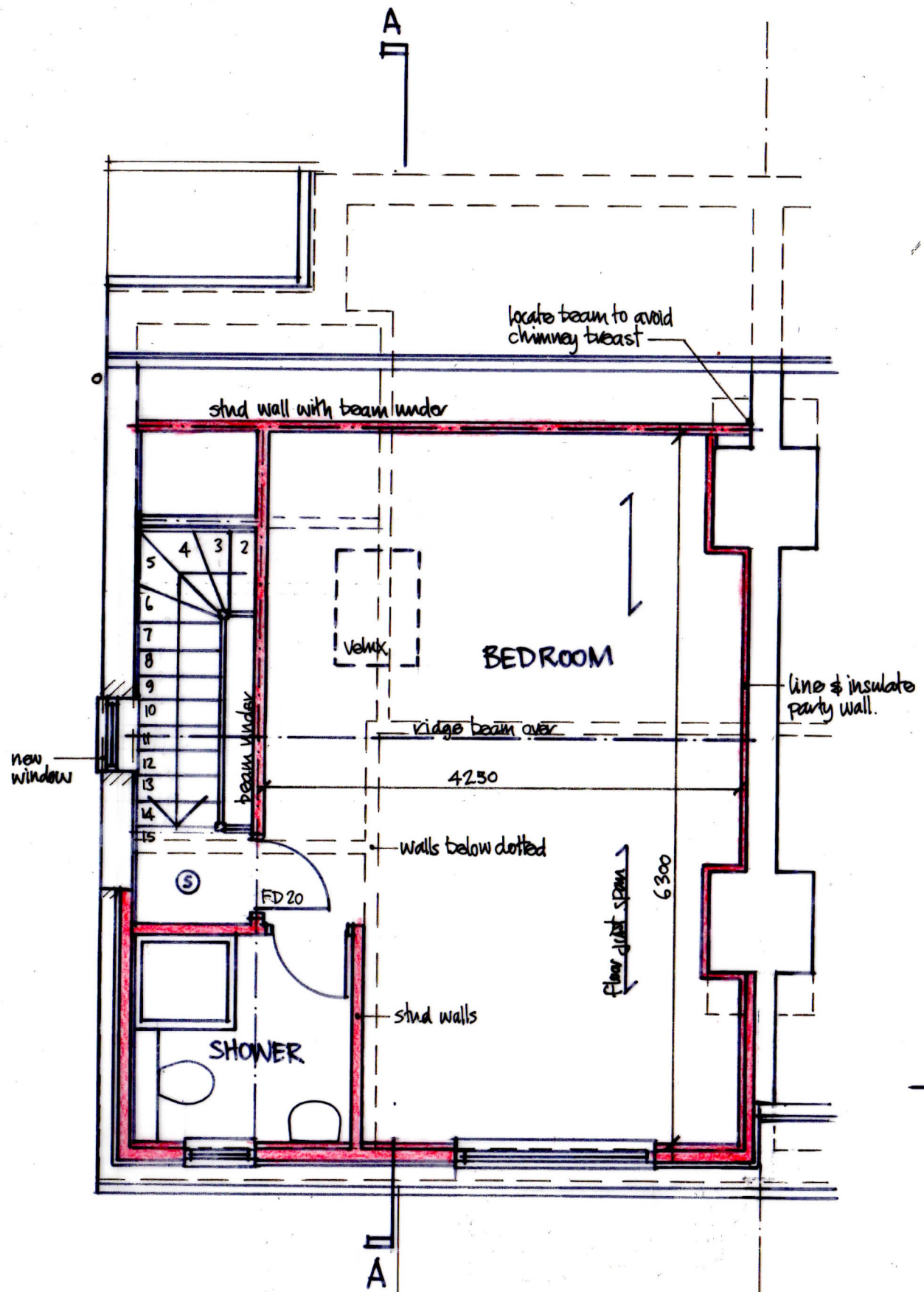
SIDE

A. 17th Feb. 2016. Dormer party wall amended.

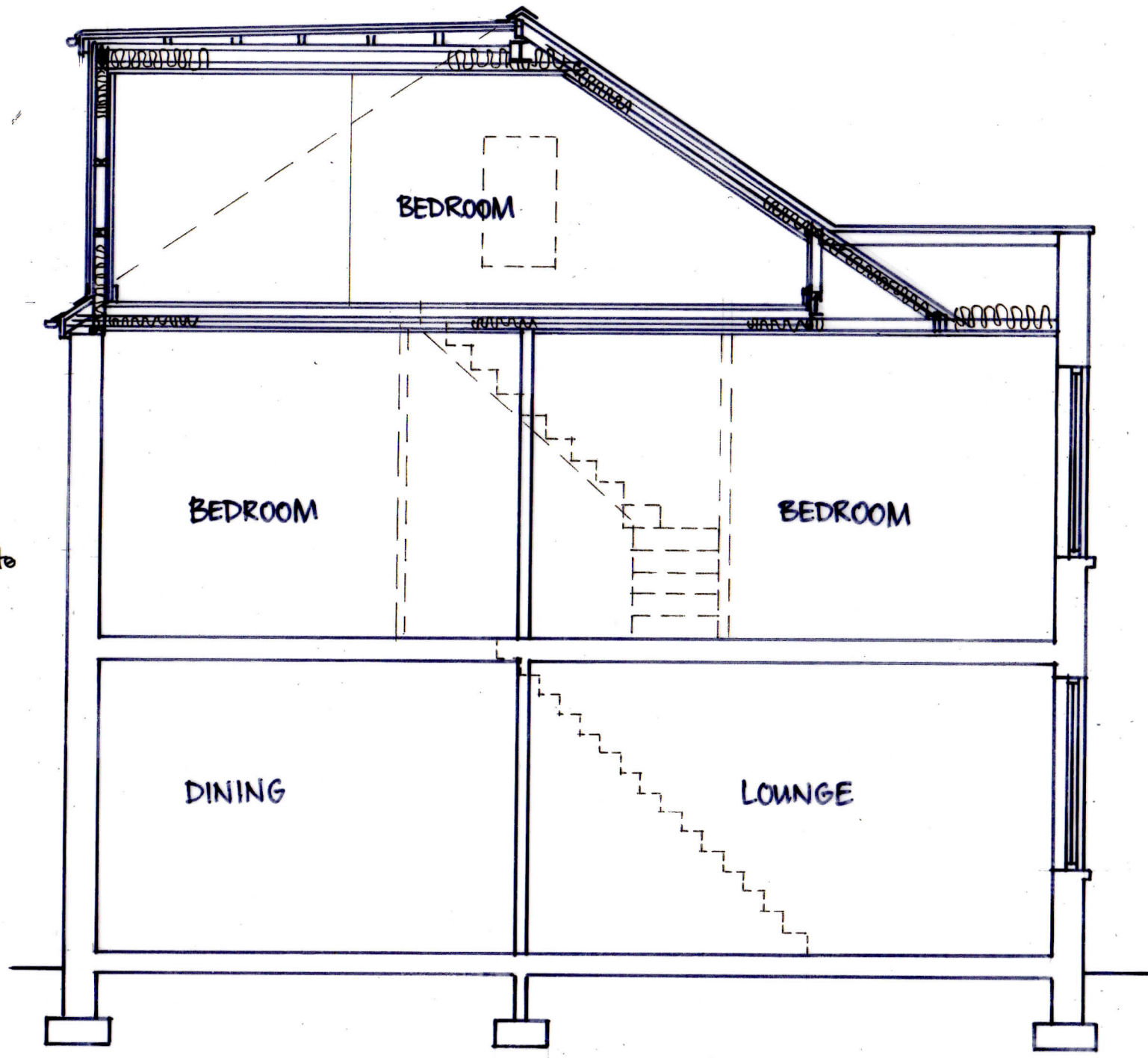
REVISIONS:

PROPOSED ELEVATIONS

PROPOSED LOFT CONVERSION 44, CHAUCER ROAD ASHFORD, MIDDLESEX TW15 2TQ	1/100 @ A4
	Jan. 2016
for: Mr. W. TOOTH	drg. no. CR/05A



PROPOSED ATTIC PLAN



SECTION A-A

A. 17th Feb 2017. Dormer party wall amended.
 REVISIONS:

PROPOSED LOFT CONVERSION 44, CHAUCER ROAD ASHFORD, MIDDLESEX TW15 2TQ	1/50 @ A3
	Jan. 2016
for: Mr. W. TOOTH	dwg. no. CR/06A