

CASE OFFICER'S REPORT

Application Reference: 19/00826/CLP
Date of Inspection: N/A
Date site notice posted: N/A
Date of press notice: N/A

POLICIES

Not applicable, this is an application for a lawful development certificate under section 192 of the 1990 Town & Country Planning Act (as amended).

ISSUES

To consider whether the evidence provided, indicates the proposed loft conversion and dormer windows would be lawful

REPRESENTATIONS

Not consulted due to the nature of the application

ASSESSMENT:

The development does not fall within Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

Class B of the GPDO allows for additions etc to the roof of a dwellinghouse development is not permitted by Class B if-

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas**
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.

RECOMMENDATION:

The property is within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty which is a designated area and as such planning permission will be required for the proposed works.