

PLANNING APPLICATION REPORT



Application Number 15/00732/PRDE

Date Valid 22/04/2015

Item 01

Ward Plymstock Dunstone

Site Address 45 FURZEHATT ROAD PLYMOUTH

Proposal Proposed extensions to roof to form a gable roof and formation of a rear dormer

Applicant Keith Pierce

Application Type LDC Proposed Develop

Target Date **17/06/2015**

Committee Date

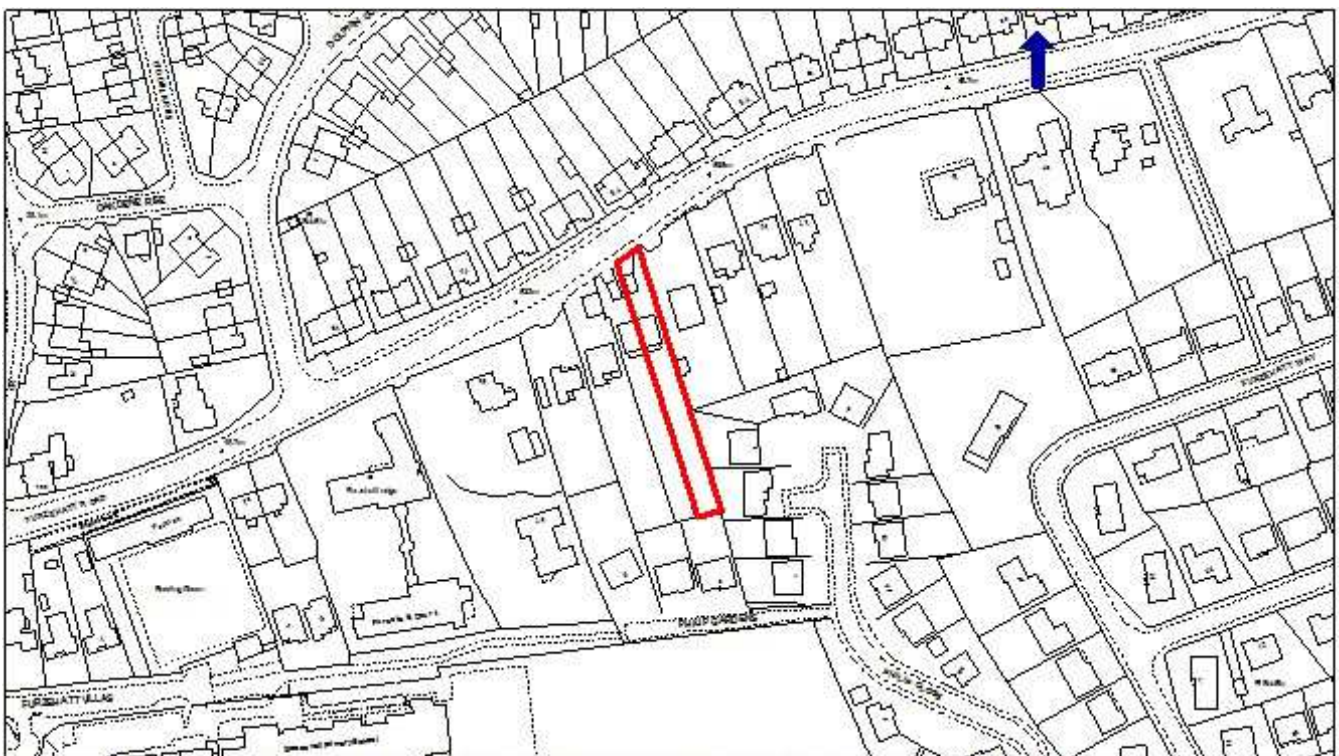
Planning Committee: 02 July 2015

Decision Category Member/PCC Employee

Case Officer Liz Wells

Recommendation Issue Certificate - Lawful Use Cert (Ex)

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1. Description of site

45 Furzehatt Road is a semi-detached residential dwelling in Plymstock.

2. Proposal description

Proposed extensions to roof to form a gable roof and formation of a rear dormer.

It is a Lawful Development Certificate application for proposed development.

3. Pre-application enquiry

None.

4. Relevant planning history

No planning history on record for this property.

5. Consultation responses

No consultation responses requested or received.

6. Representations

None received.

7. Relevant Policy Framework

As a Lawful Development Certificate application, this application is not assessed against planning policy but the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 which came into force on 15th April 2015.

8. Analysis

(1)As an enlargement to a single dwellinghouse consisting of an addition or alteration to its roof, the proposal is assessed against Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

(2)The house is estimated to be pre-1948 and there are no known restrictions to permitted development rights.

(3)The agent has confirmed that the property is used as a single dwelling house – Use Class C3.

(4) Assessing the proposed extension against the criteria of this class in turn.

- (a) The house has always been a dwellinghouse.
- (b) The proposed roof alteration would not exceed the height of the highest part of the existing roof.
- (c) With the exception of the proposed rooflights, the proposal does not extend beyond the plan of the roof slope that forms the principal elevation – which in this case is the front elevation which fronts the highway. The rooflights would be covered by Class C providing they do not protrude more than 150mm beyond the plane of the original roof.
- (d) The cubic content of the proposed roof extensions, measured externally create less than 50 cubic metres additional roof volume compared to the original roof space (a semi-detached)
- (e) The proposal does not include a veranda, balcony or raised platform. No changes to a chimney. The drawings show an alteration to a flue or soil vent pipe, but it does not exceed the height allowed by Class G.
- (f) The dwellinghouse is not in a Conservation area therefore not on Article 2(3) land.

(5) Conditions:

- (a) The drawings suggest the materials will match but an informative is recommended to outline this condition to permitted development.
- (b) The dormer is set back more than 0.2m from the eaves
- (c) There are no side windows proposed

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

Not applicable to this application assessment. The proposal would not attract a Community Infrastructure Levy under the current charging schedule.

11. Planning Obligations

Not applicable to this application.

12. Equalities and Diversities

None.

13. Conclusions

For the reasons set out above, the proposal is considered to be within the permitted development allowances of Classes B, C and G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015). The Certificate of Lawfulness can therefore be issued.

13. Recommendation

In respect of the application dated **22/04/2015** and the submitted drawings site location plan, drawings 26:01:2015; 26:02:2015; 26:03:2015; 26:04:2015; 26:05:2015; 26:06:2015; 26:07:2015, it is recommended to: **Issue Certificate - Lawful Use Cert (Ex)**

14. Conditions

The proposed development is compliant with relevant classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 Class B, C and G, Part 1, Schedule 2 providing the standard conditions contained in Section B.2 are adhered to. The proposal is therefore permitted development (subject to the said standard conditions) and this Certificate of Lawfulness may be issued.

Informatives

INFORMATIVE: MATERIALS

(1) For clarity and the avoidance of doubt, to comply with in Class B 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.