

Description

An application for a lawful development certificate for a proposed rear roof dormer extension to semi-detached two storey brick and tile dwellinghouse.

Relevant Planning History

45894 - RETROSPECTIVE APPLICATION FOR DETACHED GARAGE - Approve with Conditions 07/03/2006
05/0400 - ERECTION OF GARAGE & CONSERVATORY -

Publicity - Not applicable.

Statutory/Non-Statutory Consultations - Not applicable.

Pre-start Conditions - Not applicable.

Unitary Development Plan and Policies

<SQLDCPolicyComRep>

Issues and Analysis

The dwelling house is not Listed nor is it in a Conservation Area.

There is no enforcement and the development would take place on land wholly owned or controlled by the applicant.

Permitted Development Rights have not been removed.

There have been no previous roof extensions and development would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The proposed roof extensions would not be higher than the highest part of the original roof.

The volume of the proposed roof extension would be 31.21m³.(cubic metres), the total allowable being 50m³.

The proposed dormer extension would be set back from the eaves by not less than 200mm. There are no side windows proposed.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 1 Class B of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).