 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>		PLANNING COMMITTEE
	<b>DATE:</b>		4 September 2019
	<b>REPORT OF:</b>		HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>		Clare Chappell
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b>	Meadvale and St Johns

<b>APPLICATION NUMBER:</b>		19/01516/CLP	<b>VALID:</b>	02/08/2019
<b>APPLICANT:</b>	Mrs Rosie Baker		<b>AGENT:</b>	-
<b>LOCATION:</b>	32 SOUTH ROAD, REIGATE			
<b>DESCRIPTION:</b>	Loft conversion incorporating hip to gable roof extension and dormer to rear.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application is referred to Committee in accordance with the Constitution as the applicant is a Reigate & Banstead Borough Council employee.

## SUMMARY

This certificate of lawful development application seeks formal confirmation that the roof extension is permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and thus does not require planning permission.

The planning merits of the proposed roof extension cannot be considered; instead whether the application conforms to “permitted development” criteria set out in the Order must be considered.

## RECOMMENDATION(S)

The roof extension is permitted development.

## **Consultations:**

None

## **Representations:**

Letters were sent to neighbouring properties on 7 August 2019. These letters are sent for information purposes only. No representations have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The dwelling is a two storey, end-terrace Victorian house set in a modest corner plot, with St Mary's Road to the south and South Road to the west of the plot. The house appears on the 1896 historic map but not on the 1871 map.
- 1.2 The surrounding area is characterised by dwellings built at a similar time (late Victorian) and the more modern Woodlands Church on the opposite side of St Mary's road. There are no particular planning designations which cover the site.
- 1.3 The row of terrace houses has a staggered front elevation which broadly follows the curve of St Mary's Road and the houses are set back from the road by small front gardens. The natural ground level falls away towards the rear garden of the property, in the direction of South Road. There are no significant trees that would be affected by the proposal.

### **2.0 Added Value**

- 2.1 The Council may only certify whether or not the proposal is permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). If permitted by the Order, the standard conditions in Schedule 2, Part 1, Classes B and C, set out at the end of this report, will apply.

### **3.0 Relevant Planning and Enforcement History**

No planning or enforcement history

### **4.0 Proposal and Design Approach**

- 4.1 This application seeks a certificate of lawfulness for a proposed use or development comprising a loft extension formed by a hip-to-gable enlargement and a rear 'box' dormer. This space would allow a bedroom plus a shower room in the roof space. There would be one Velux rooflight inserted in the front roof slope.

### **5.0 Policy Context**

- 5.1 The application must be considered on the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Classes B and C. Policy will only be relevant to the development if it is determined that it needs planning permission and a separate planning application is submitted for determination.

## 6.0 Assessment

- 6.1 This application seeks a certificate of lawfulness for a proposed use or development comprising a loft extension formed by a hip-to-gable enlargement and a rear 'box' dormer. This space would allow a bedroom plus a shower room in the roof space. There would be one Velux rooflight inserted in the front roof slope.
- 6.2 The proposed operation falls within the definition of development under Section 55 of the Town and Country Planning Act 1990, for which planning permission is required. The principal issue in this case is therefore whether permission is granted by reason of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('permitted development').
- 6.3 Three steps are taken in determining whether the proposal would be permitted development:
1. any previous planning permissions are checked for planning conditions preventing the proposal;
  2. any Article 4 directions covering the site are checked;
  3. compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class B and Class C is assessed.
- 6.4 PLANNING CONDITIONS PREVENTING THE PROPOSAL  
None
- 6.5 ARTICLE 4 DIRECTIONS  
None
- 6.6 COMPLIANCE WITH GPDO 2015 Class B  
The enlargement of a dwellinghouse consisting of an addition or alteration to its roof, being development within the curtilage of that dwellinghouse as such, is permitted under the General Permitted Development (England) Order 2015 provided that:
- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)  
Answer: It is a bone fide dwellinghouse and hence complies.
  - b) No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.  
Answer: It would not and hence complies.
  - c) No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.  
Answer: It would not and hence complies.  
[Please note, the principal elevation is considered to be the south elevation facing St Mary's Road. This elevation is considered to be integral with the front

of the terrace as a whole; the terrace begins at the application property at one end and continues to no.37 St Mary's Road at the other end (comprising 12 houses in total). All the front elevations of the terraced properties (including the application house) have more or less the same, main architectural features (e.g. front bay windows) and so read as a collective. Hence, it is judged that the south elevation fronting St Mary's Road can reasonably be considered to be the principal elevation of the application property (rather than the west elevation fronting South Road).]

- d) It would not increase the cubic content of the resulting roof space by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case.

Answer: It would create an increase in roof volume of approximately 39.8 cubic metres. Hence it complies.

- e) It 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.

Answer: It would not and hence complies.

- f) The dwellinghouse is not on Article 2(3) land.  
It is not and hence complies.

#### 6.7 CONCLUSION

The proposal meets the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class B and would be permitted development.

#### DEVELOPMENT IS PERMITTED BY CLASS B SUBJECT TO THE FOLLOWING CONDITIONS—

- 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;

Answer: The proposal appears to comply with this.

- b) the enlargement must be constructed so that—

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

Answer: The proposal complies with this.

- (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

Answer: The proposal complies with this.

- 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 which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Answer: The proposal complies with this.

#### 6.8 COMPLIANCE WITH GPDO 2015 Class C

Any other alteration to the roof of a dwellinghouse is permitted provided that:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)

Answer: It is a bone fide dwelling house and hence complies with this.

- b) the alteration would not protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Answer: The proposal complies with this.

- c) it would not result in the highest part of the alteration being higher than the highest part of the original roof; or

Answer: The proposal complies with this.

- d) it would not consist of or include—

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

Answer: The proposal complies with this.

- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Answer: The proposal complies with this.

#### 6.9 CONCLUSION

The proposal meets the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class C and would be permitted development.

DEVELOPMENT IS PERMITTED BY CLASS C SUBJECT TO THE FOLLOWING CONDITION—

Any window located on a roof slope forming a side elevation of the dwellinghouse shall be-

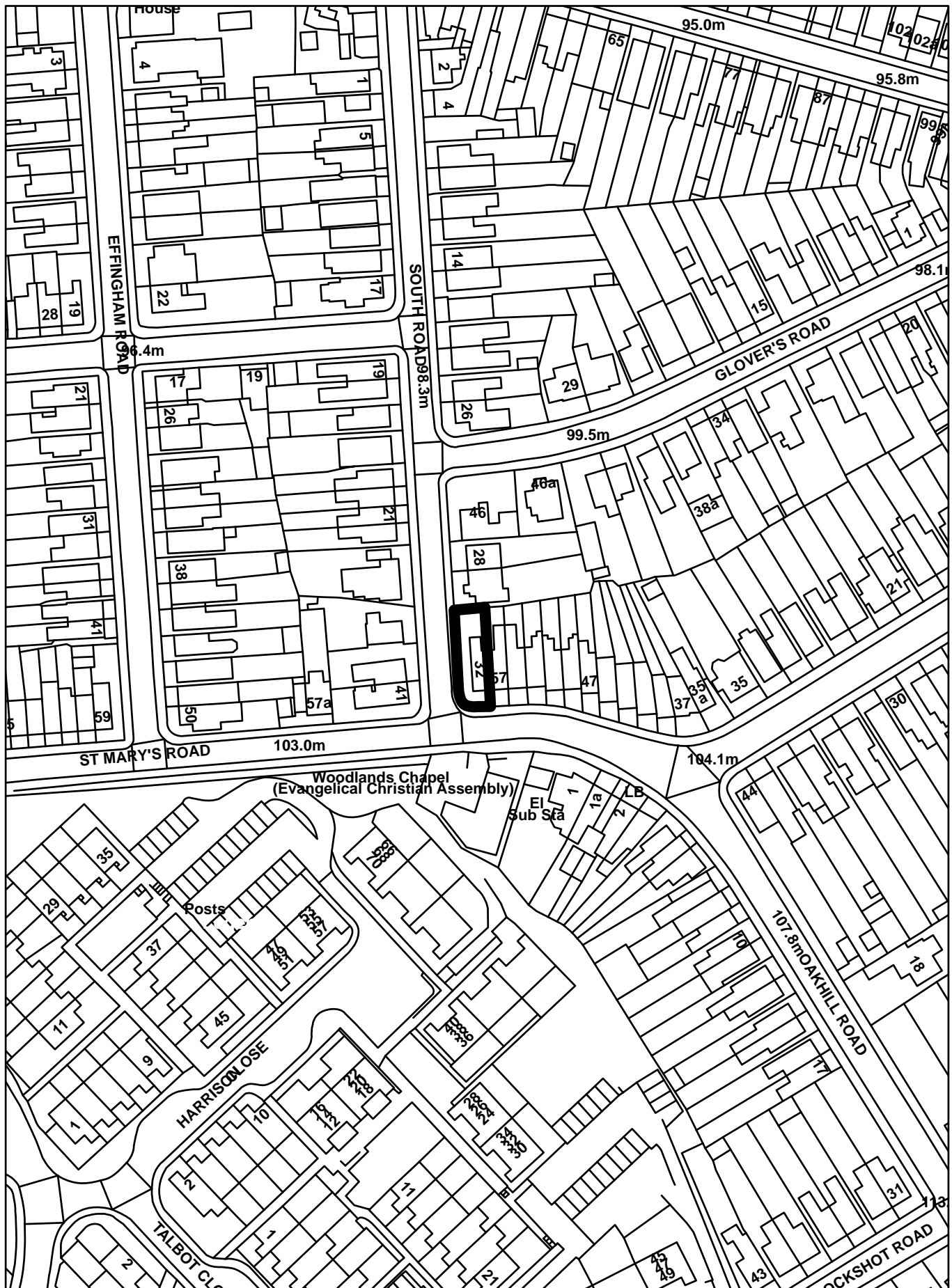
- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Answer: The proposal complies with this.

## **7.0 REASON FOR PERMISSION**

The proposal meets the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Classes B and C and is therefore permitted development.

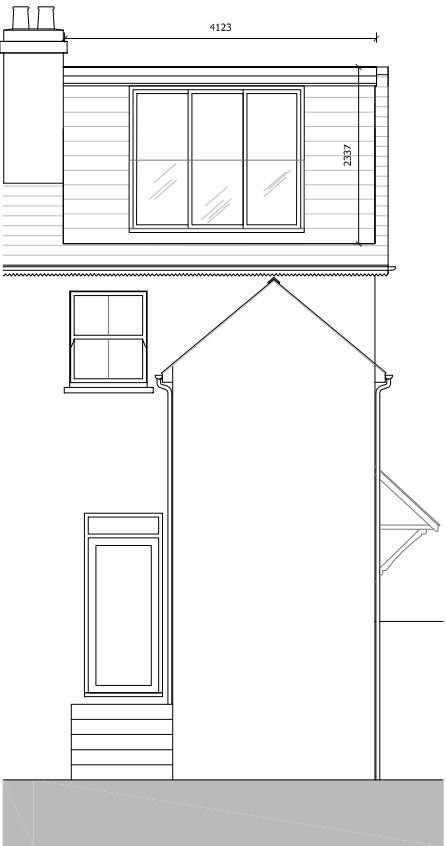
# 19/01516/CLP - 32 South Road, Reigate



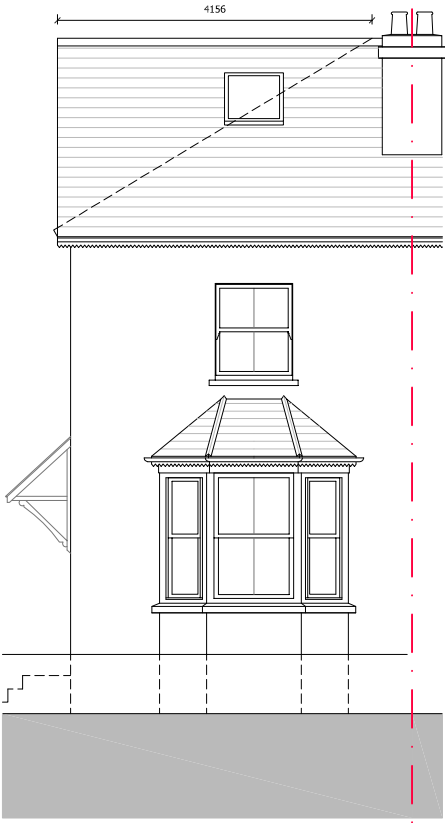
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Any discrepancies are to be reported to Alison Hawkins Architect  
Refer to Structural Engineers details for structural design criteria.  
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West Elevation 1:100



North Elevation 1:100

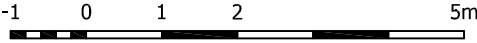


South Elevation 1:100



East Elevation 1:100

1:100 scale bar



date	rev	revision
31.07.19	A	Alterations to dormer

date	July 19	purpose of issue	Planning
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scale	1:100@A3	project	32 South Road Reigate RH2 7LB
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**aeh architect**

drawing Proposed Elevations

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drawing no	PL251/05	rev	A
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