CASE OFFICER'S REPORT

Application Reference:	PL/2023/09399
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	06 November 2023
Case officer:	Mary Warner

Site Address:	137 Bath Road, Bradford On Avon, BA15 1SS
Proposal:	Loft conversion with rear flat roof dormer and side pitched roof dormer
Recommendation:	Approve

137 Bath Road is a terrace house which is not situated within either the Conservation Area or the Area of Outstanding Natural Beauty (Article 2/3 land), it is not listed nor is it subject to an Article 4 Direction or within a Site of Special Scientific Interest. Planning history indicates that the property has always been used as a dwelling house and the dwelling house was not built under Part 20 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (construction of new dwelling houses). Permitted development rights appear therefore to be intact.

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

The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, specifically Class B 'additions etc to the roof of a dwelling house' Class C 'other alterations to the roof of a dwelling house' of Part 1, Schedule 2 of this Order are relevant in this instance.

The proposal involves the extension of the property by an addition to the roof via the introduction of a rear flat roof dormer and side pitched roof dormer to enable the conversion of the roof space. Two roof lights are also proposed within the roof slope to the front and a obscured window in the side of the pitched roof dormer.

DORMER AND PITCHED ROOF DORMER
The proposed dormer window and pitched roof dormer would be sited within the rear elevation and would meet the criteria set out in Class B

no part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof
no part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway
the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres

the proposal does not consist of or include the the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe
the exterior materials proposed would be of similar appearance to those use in the exterior of the existing dwelling house
the eaves of the original roof would be maintained or reinstated
the edge of the enlargement closest to the eaves would not be less than 0.2 metres from the eaves measured along the roof slope from the outside edge of the eaves and no part of the enlargement would extend beyond the outside face of any external wall of the original dwelling house
the proposed window to be inserted on the side elevation of the pitched roof dormer will be obscure glazed

ROOF LIGHT
The proposed roof lights will be sited within the front elevation and would meet the criteria set out in Class C

the alteration would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
the highest part of the alteration would not be higher than the highest part of the original roof
the proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
the proposal does not include the installation, alteration or replacement of solar photovoltaics or solar equipment
no window is proposed within a wall or roof slope forming a side elevation

The dwelling house was not built under Part 20 of the above schedule (construction of new dwelling houses)

The proposal represents a claim for a lawful development certificate to consider if the evidence provided demonstrates that the proposed extension and alteration complies with Part 1, Class B 'additions etc to the roof of a dwelling house' and Class C 'other alterations to the roof of a dwelling house' of Schedule 2 of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) as to whether a Certificate of Lawfulness can be granted.

No consultations undertaken / comments received due to nature of application

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The application form and Existing and Proposed Elevations and Floor Plans received on the 31st October 2023 and Location Plan received on the 6th November 2023 indicate that the proposed development complies with Schedule 2, Part 1, Class B and C of the Town and Country (General

Permitted Development)(England)Order 2015 (as amended) therefore the works are considered to be permitted development and a Certificate of Lawfulness (proposed) can be granted