



Bourne Valley Associates Ltd

Statement

**To support an application for a certificate for
a proposed lawful development for**

A loft conversion with rooflights

At

**The House, Harvest Lane, Bishopstone,
Salisbury, SP5 4DE**

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Issue 1

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1. Introduction

This Supporting Statement accompanies an application to Wiltshire Council for a certificate of proposed lawful development at The House, Harvest Lane, Bishopstone, Salisbury, SP5 4DE. Bourne Valley Associates Ltd submits the application as agent on behalf of Mr & Mrs Penwarden.

The proposal comprises the conversion of the existing roof space to provide a bedroom and WC, together with the installation of four rooflights. Three rooflights would be installed in the west-facing roof slope and one in the east-facing roof slope. No dormer, roof extension or alteration to the ridge or overall roof form is proposed.

The relevant provisions are section 55(2)(a) of the Town and Country Planning Act 1990 and Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO).

2. Site Context

2.1. The Site

The application property is a detached two-storey dwelling on Harvest Lane in Bishopstone. Its principal entrance elevation faces west, with the rear elevation facing east. The dwelling has a pitched tiled roof, with a subsidiary lower roof over part of the building.

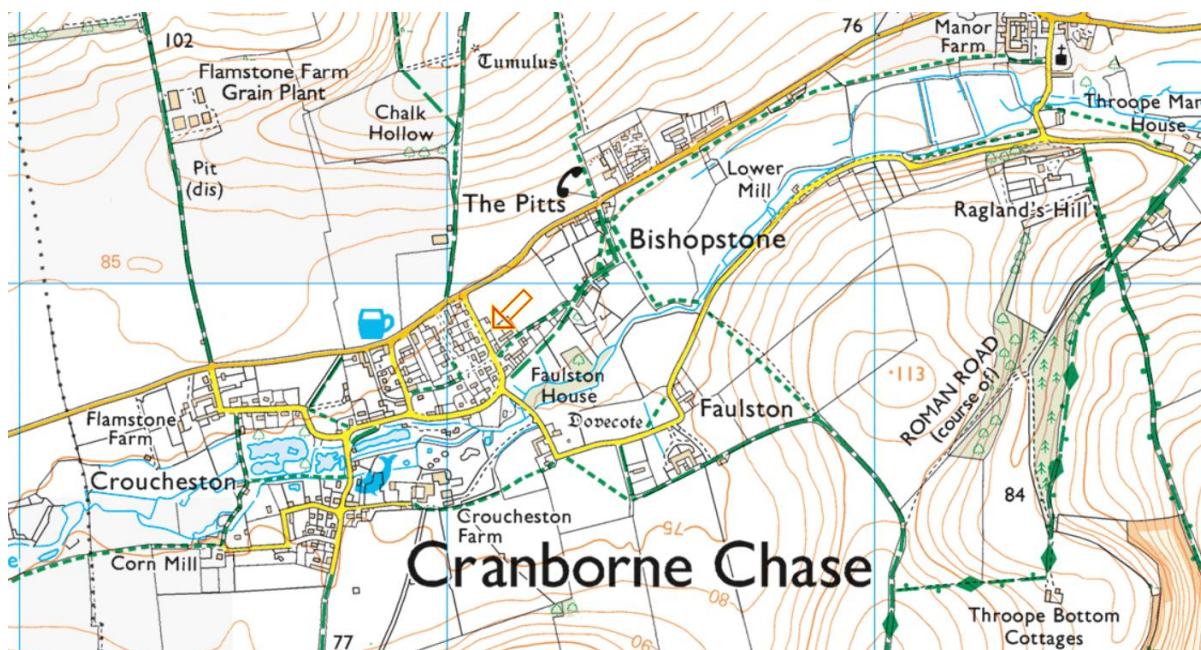


Figure 1 - Location Map

The site lies within the Cranborne Chase National Landscape and is therefore article 2(3) land for the purposes of the GPDO. This designation restricts roof enlargements under Class B, but it does not remove the separate permitted development right for roof alterations that comply with Class C.

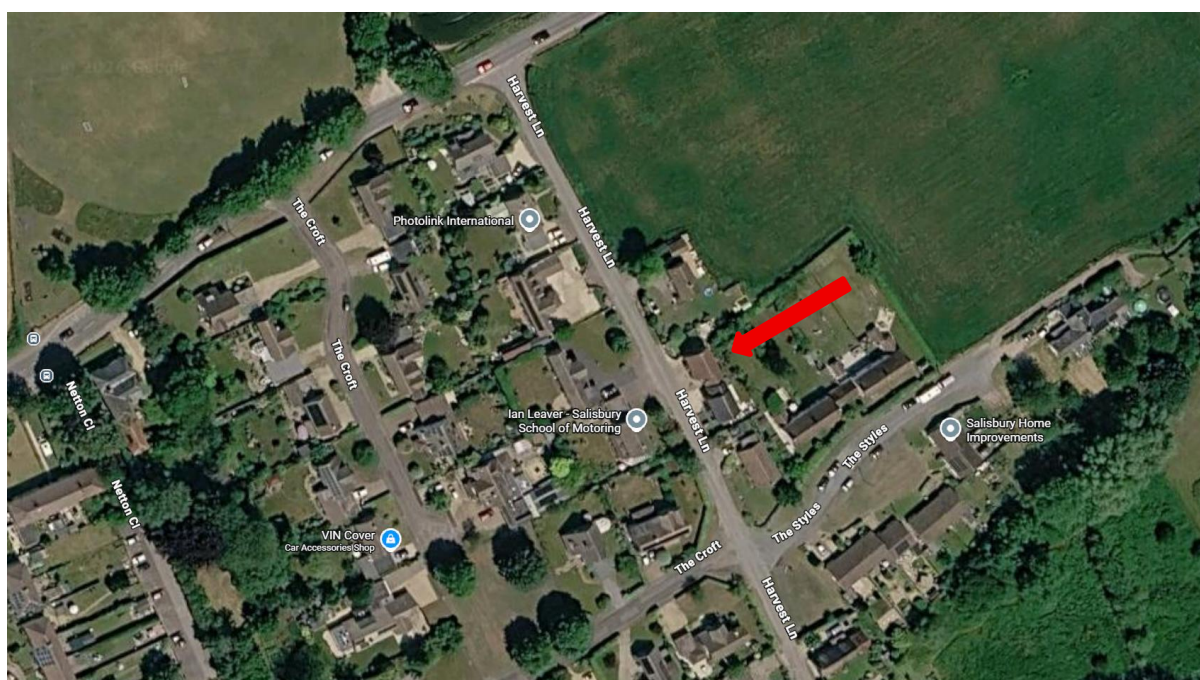


Figure 2 - Aerial Photograph

2.2. Planning History

S/2000/1431 Erection of two detached houses and garages with new vehicular and pedestrian access. Approved 2000.

14/08480/FUL Conversion of the existing garage to residential accommodation, replacement of two garage doors with windows and insertion of a new front door Approved 2014.

PL/2026/03228 Construction of a dormer window to the rear of the property to facilitate a loft conversion and create an additional bedroom. Refused August 2026.

The current proposal does not repeat the refused dormer scheme. It omits the dormer entirely and retains the existing roof form, using rooflights only. The delegated report for PL/2026/03228 expressly states that the roof windows shown on the west-facing roof slope would be permitted under Schedule 2, Part 1, Class C of the GPDO. It also confirms that, without the dormer, the loft could be converted to habitable accommodation under permitted development regulations using roof windows. This is directly applicable to the present proposal.

3. The Proposed Development

The proposal is shown on Drawing 06140-01-A, Sheets 01 to 04, dated 11th September 2026. The works comprise:

- conversion of the existing roof space to provide a bedroom and WC;
- formation of an internal stair between the first floor and roof space;
- three rooflights within the west-facing roof slope; and



- one rooflight within the east-facing roof slope.

The rooflights will be installed within the existing roof slopes, will not project more than 0.15 metres beyond the plane of the relevant roof slope when measured perpendicular to that plane, and will not extend above the highest part of the existing roof. No balcony, raised platform, chimney, flue or soil and vent pipe forms part of the proposal.

4. Lawfulness Assessment

Section 55(2)(a) of the Town and Country Planning Act 1990 provides that works for the maintenance, improvement or other alteration of a building which affect only its interior, or do not materially affect its external appearance, are not development. The formation of the new accommodation and stair within the existing building is internal work. It does not, in itself, require planning permission.

For the proposed rooflights we focus on a review of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 1, Class C.

Class C permits any other alteration to the roof of a dwellinghouse, subject to the limitations in paragraph C.1 and the conditions in paragraph C.2. The proposed rooflights comply as follows:

Provision	Requirement	Assessment
C.1(a)	The dwelling must not have been granted permission for use as a dwellinghouse only by Classes M, MA, N, P, PA or Q of Part 3.	The dwelling was permitted as one of two new houses under S/2000/1431. Its residential use did not arise through any of the specified Part 3 classes.
C.1(b)	The alteration must not protrude more than 0.15 metres beyond the plane of the original roof slope, measured perpendicular to that plane.	The rooflights will be installed within the existing slopes and will project no more than 0.15 metres beyond the roof plane.
C.1(c)	The alteration must not result in the highest part of the alteration exceeding the highest part of the original roof.	The rooflights sit below the existing ridge. The ridge line and overall roof height remain unchanged.
C.1(d)	The development must not comprise the installation or alteration of a solar photovoltaic or solar thermal installation.	No solar installation is proposed.
C.1(e)	The dwellinghouse must not have been built under Part 20 of Schedule 2.	The established dwelling predates and was not constructed under Part 20.
C.2(a)	The exterior materials must be of a similar appearance to those used in the existing dwellinghouse.	The rooflights and associated flashings will be conventional, recessive roof components compatible with the existing tiled roof.
C.2(b)	A window inserted in a roof slope forming a side elevation must be obscure glazed and non-opening unless the opening parts are more than 1.7 metres above floor level.	Not applicable. The rooflights are within the west-facing principal roof slope and east-facing rear roof slope, rather than roof slopes forming side elevations.



Class C does not exclude article 2(3) land. The location of the property within the Cranborne Chase National Landscape therefore does not prevent the rooflights from being permitted development, provided the Class C limitations and conditions are met. This differs from the Class B restriction that applied to the previously proposed dormer. The Council's delegated report for PL/2026/03228 reaches the same conclusion in relation to roof windows at this dwelling.

5. Conclusion

The proposed loft accommodation is internal work falling within section 55(2)(a) of the Town and Country Planning Act 1990. The four rooflights are permitted development under Schedule 2, Part 1, Class C of the GPDO because they comply with the applicable limitations and conditions.

The proposal does not include the dormer refused under PL/2026/03228 and does not enlarge the roof. On the balance of probabilities, the proposed operations are lawful and planning permission is not required. Wiltshire Council is therefore respectfully requested to issue the certificate of proposed lawful development.