

SECTION '2' – Applications meriting special consideration

Application No : 11/02850/PLUD

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : 98 Worlds End Lane Orpington BR6
6AR

OS Grid Ref: E: 546240 N: 163371

Applicant : Mr Graham Smith

Objections : NO

Description of Development:

Roof alterations and alterations to existing rear dormer
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Proposal

- A Certificate of Lawfulness is sought for proposed roof extensions to this property
- A gable end extension is proposed, along with an extension to the existing rear dormer, and the addition of 2 front rooflights.

Location

This semi-detached chalet bungalow is located on the northern side of Worlds End Lane, which rises up in an easterly direction at this point. It is bounded to the east by a large detached dwelling at No.100, and backs onto its L-shaped rear garden.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

The main considerations are whether the proposed roof extensions would fall within "permitted development" under Classes B and C, part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Planning History

Planning permission was granted in 2006 (ref. 06/02738) for a single storey rear extension.

A current application, which is under consideration elsewhere on this agenda (ref.11/01612), seeks planning permission for larger roof extensions which include a front dormer extension.

Conclusions

With regard to Class B the following criteria are satisfied:

- (a) the roof extensions would not exceed the highest part of the existing roof
- (b) the dormer is at the rear and the roof extensions would not, therefore, project forward of the front roof slope
- (c) the volume of the roof extensions (39.1cu.m. which includes the existing front and rear dormers) would be below the permitted 50cu.m. for semi-detached properties
- (d) the proposals do not include a veranda, balcony or raised platform, nor the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (e) the property does not fall within a conservation area.

Furthermore, the rear dormer would be more than 20cm from the eaves of the main roof, and the window in the first floor side elevation would be obscure glazed and non-openable below 1.7m. Materials would match the existing dwelling.

With regard to Class C the following criteria have been satisfied:

- (a) the rooflights in the front roof slope would not protrude more than 150mm beyond the plane of the original roof slope
- (b) the rooflights would not project above the apex of the roof
- (c) the proposals do not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, nor solar photovoltaics or solar thermal equipment.

In conclusion, the Certificate of Lawfulness should be granted as the proposals comply with Classes B and C of the 2008 amendments to the Town and Country Planning (General Permitted Development) Order 1995.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02738, 11/01612 and 11/02850, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed roof alterations would fall within “permitted development” by virtue of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

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