

**Decision Maker:** PLANS SUB-COMMITTEE 4

**Date:** 26 April 2012

**Decision Type:** Non-Urgent Non-Executive Non-Key

**Title:** 20 Oakley Drive, Bromley, BR2 8PP

**Contact Officer:** Andy Lambert  
Tel: 020 8313 4956 E-mail: andy.lambert@bromley.gov.uk

**Chief Officer:** Bob McQuillan Chief Planner

**Ward:** Bromley Common and Keston

---

1. Reason for report

- 1.1 A Certificate of Lawfulness application was granted at 20 Oakley Drive for roof alterations to provide accommodation in the roof space and rooflights to side elevations under 10/01212 on 24 June 2010. This Certificate indicates that the works were permitted development.
- 1.2 The Certificate advised that to be permitted development any upper window located in a wall or roofslope forming a side elevation of the dwellinghouse shall be:
- “Obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above floor of the room in which the window is located.”
- 1.3 The 6 rooflights (3 on each side) are clear glazed but are higher than 1.7 metres above floor level. On this basis planning permission would be required and it is necessary to consider what further action, if any, is required.

---

2 **RECOMMENDATION(S)**

- 2.1 No further action in respect of the 6 rooflights to side elevations.

### **3. COMMENTARY**

- 3.1 A Certificate of Lawfulness application was granted at 20 Oakley Drive for roof alterations to provide accommodation in the roof space and rooflights to side elevations under 10/01212 on 24 June 2010. The Certificate indicated that the works were permitted development.
- 3.2 This Certificate advised that to be permitted development any upper window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:
- “Obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above floor level of the room in which the window is located.”
- 3.3 The 6 rooflights (3 on each side of the roof) are clear glazed but are higher than 1.7 metres above floor level. On this basis planning permission would be required.
- 3.4 However, because of the height of the rooflights above floor level the view afforded will be mainly of sky and would appear not to be detrimental to adjacent residential properties.
- 3.5 This arrangement does not result in any material harm due to overlooking or loss of privacy and is considered to be acceptable at this location. On this basis, no further action is considered to be required.

### **4. POLICY IMPLICATIONS**

- 4.1 Policy BE1 of the adopted Unitary Development Plan is relevant.

Ref: H(DC)/ADL/10/01212