

**Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No :** 18/03407/PLUD

**Ward:**  
Plaistow And Sundridge

**Address :** 129 Portland Road, Bromley BR1 5AY

**OS Grid Ref:** E: 541373 N: 171379

**Applicant :** Ms Shupriya Iqbal

**Objections:** NO

**Description of Development:**

Hip to gable loft conversion to incorporate rear dormer and front rooflights. Lawful Development Certificate (Proposed).

Key designations:

Smoke Control SCA 7

**Proposal**

A Certificate of Lawful development is sought for hip to gable roof alterations and a rear dormer extension.

**Location**

The application site is a two storey semi-detached property located on the northern side of Portland Rd, Bromley.

**Consultations**

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

**Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and specifically whether any limitations/conditions of the Order are infringed.

**Planning History**

None.

## **Conclusion**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Classes B & C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and specifically whether any limitations/conditions of the Order are infringed.

Class B (hip to gable & rear dormer extension):

- The development would not exceed the highest part of the existing roof.
- The development would not extend beyond the plane of any existing roof slope which forms the principle elevation of the dwelling house and fronts a highway;
- The cubic content of the resulting roof space would not exceed 50 cubic metres (semi-detached house).
- Would not include any provision of a veranda, balcony or raised platform.
- Would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- Is not on article 1(5) land.

Conditions:

- The proposed materials would match the existing house.
- Other than in the case of a hip to gable extension, the edge of the enlargement (the dormer window) is set at least 20cm up from the eaves of the original roof.
- The rooflight window in the side elevation is shown to be obscure glazed .

Class C (Roof lights)

- The front facing roof lights would not project more than 150mm from the plane of the roof.
- Would not result in the highest part of the alteration being higher than the highest part of the original roof.
- Would not consist or include the installation of a chimney, flue or soil pipe.
- Would not consist or include the installation of solar photovoltaic or thermal equipment.

Based on the above criteria being met it is considered that the Certificate should be granted.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 **The proposal as submitted would constitute permitted development by virtue of Class B and Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.**