

OFFICER REPORT

Application reference: WD/D/20/002651

1. Description of application ("the Application"):

Application for Certificate of Lawfulness to change roof material from thatch to natural slate

ROBINSWOOD, POUND LANE, DEWLISH, DORCHESTER, DT2 7LZ

2. Relevant Planning history:

- **DC** 1/D/12/000908 Increase width of existing rear dormer window
- **DC** 1/E/00/000483 Demolish existing single storey timber sheds and two storey cobb store. Erect dwelling with detached garage. Form new pedestrian and vehicular accesses (AMENDED SCHEME)
- **DC** 1/E/01/001907 Erect two storey extension with dormer windows to cottage, make alterations to existing annexe. Construct new vehicular access.
- **DC** 1/E/02/001378 Demolish existing timber sheds and erect new dwelling. Construct new vehicular and pedestrian access (alternative scheme to that approved under 1/E/2002/0904).
- **DC** 1/E/02/002031 Erect porch & conservatory to existing annexe & erect garage to cottage
- **DC** 1/E/04/000395 Erect dwelling and garage. Construct new vehicular access.
- **DC** 1/E/04/002058 Erect garage.
- **DC** 1/E/74/000446 ERECT EXTENSION AND MAKE ALTERATIONS CONSTRUCT ACCESS AND TURNING AREA
- **BC** CPS/07/02245 BSIPProductServices record for New installation, rewire or partial rewire - Special location (room containing bath or shower, swimming pool, sauna), Extension to circuit (in kitchen, special location/ installation) - Special location (room containing bath or shower, swimming pool, sauna), Lighting circuit - Special location (room containing bath or shower, swimming pool, sauna), Air conditioning/ ventilation system/ extractor fan - Special location (room containing bath or shower, swimming pool, sauna)
- **BC** CPS/11/03025 HETAS record for Other, Dry Open Fire, Dry System Only
- **BC** CPS/11/05081 HETAS record for Lounge, Dry Open Fire, Dry System Only
- **BC** CPS/13/07831 VEKA record for Installation of 3 Doors (U-Value=1.4), Installation of 11 Windows (U-Value=1.3)
- **BC** CPS/18/00939 NAPIT record for Circuit alteration or addition in a special location, Install one or more new circuits
- **BC** CPS/18/06716 OFTEC record for Install an oil storage tank, Install oil supply pipework, Installation of an oil fired boiler
- **BC** EX/03/00003 Erect Conservatory
- **BC** FP/02/00687 Erect single storey and two storey extension and erect single storey extension to form garage. Make associated alterations
- **BC** FP/12/00242 Enlarge dormer window opening
- **LC** PS/0125/11
- **BC** PS/10/00291 Personal Search
- **LC** TM/0091/11

- LC WD/0823/11
- DC WD/D/15/002411 Permitted Development Enquiry - car port on side of house
- DC WD/D/20/002651 Application for Certificate of Lawfulness to change roof material from thatch to natural slate

3. Evidence submitted/obtained in support of the application (e.g. summary of statutory declarations, utility bills, photographs etc.):

Plans submitted with the application: Location and Block Plan; Existing Elevations and Proposed Elevations.

4. Evidence from 3rd parties/consultees:

No enforcement action has been taken and the development is not retrospective. There is no evidence from 3rd parties/consultees. The proposal is for a proposed use/development.

5. Findings of Fact(s) relevant to application:

The application site is a detached dwellinghouse that is within the Dorset Area of Outstanding Natural Beauty. The site is not within a conservation area. There are no article 4 directions. The details relevant to the application are shown on the submitted plans: Location and Block Plan, Existing Elevations and Proposed Elevations.

6. Legal issue(s) relevant to the application:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 1: Development within the curtilage of a dwellinghouse Class C - Other alterations to the roof of a dwellinghouse.

7. Application of relevant law to relevant fact(s):

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 1: Development within the curtilage of a dwellinghouse Class C - Other alterations to the roof of a dwellinghouse.

Class C – other alterations to the roof of a dwellinghouse

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use) .

(b) the alteration would 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 proposed development alteration would not protrude more than 0.15 metres beyond the plans of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The proposed development would not result in the highest part of the alteration

being higher than the highest part of the original roof.

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or

The proposed development would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The proposed development would not have any window located on a roof slope forming a side elevation of the dwellinghouse. Conditions C.2 (a) and (b) N/A.

8. Conclusion:

Given the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 1: Development within the curtilage of a dwellinghouse Class C - Other alterations to the roof of a dwellinghouse. The proposal is considered permitted development as it is within the limits and conditions of Schedule 2 Part 1 Class C - Other alterations to the roof of a dwellinghouse.

Case Officer: Nicholas Batten

Date: 15.01.2021