

SUPPORTING STATEMENT

*Robinswood
Pound Lane
Dewlish
Dorchester
Dorset
DT2 7LZ*



CONTENT

	<u>PAGE</u>
1.0 INTRODUCTION	3
2.0 CONSTRAINTS	3
3.0 CASE FOR ISSUING A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT	3-4
4.0 CONCLUSION	4

1.0 INTRODUCTION

This document has been prepared to support a Certificate of Lawfulness for the Removal of the Existing Thatch Roof and Replacement with New Natural Slate Roof at Robinswood, Pound Lane, Dewlish, Dorchester, Dorset, DT2 7LZ.

It is believed that the proposal falls within the scope of Article 3 Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

2.0 CONSTRAINTS

The site is within the AONB (Article 2(3) land)

3.0 CASE FOR ISSUING A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Class C allows for other alterations to the roof of a dwellinghouse. Therefore it is believed the proposals should be considered under Class C.

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);

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 natural slate roof tiles will not 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.

3.0 CASE FOR ISSUING A CERTIFICATE OF LAWFULNESS

FOR A PROPOSED DEVELOPMENT (cont...)

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

The natural state roof tiles will not be 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.

The replacement of the roof material will not require the installation, alteration or replacement of the items stated in (d)(i) or (d)(ii).

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

Not applicable.

- (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.

Not applicable.

4.0 CONCLUSION

The proposed development is considered to meet all the provisions of Article 3 Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Therefore a Certificate of Lawfulness for a Proposed Development should be granted.



WEATHERBURY

PLANNING & DESIGN

WEATHERBURY LTD
EGDON HALL
LYNCH LANE
WEYMOUTH
DORSET
DT4 9DN

TEL / FAX: 01305 534465
MOBILE: 07880 532609

www.weatherbury.co.uk
enquires@weatherbury.co.uk