



**PERMITTED DEVELOPMENT HOUSEHOLDERS CHECKLIST**

<b>Planning Reference Number</b>	22/00083/CLP	
<b>Application Site Address</b>	287 Kingston Road, Ewell, Epsom Surrey KT19 0BW.	
<b>Proposal</b>	Alteration of roof from hip to gable end; rear roof extension (involving conversion of roofspace to habitable use) and installation of two rooflights to front roofslope (Application for Certificate of Lawful Development).	
<b>Have PD Rights Been Removed?</b>	<b>Yes</b>	<b>No</b>

Is the property a single dwellinghouse?	Yes
Is the property located within a Conservation Area?	No
Is there an Article 4 Direction restricting development?	No
Are there any conditions removing permitted development rights?	No

**Proposal**

The applicant seeks a Certificate of Lawful Development for the alteration of roof from hip to gable end; rear roof extension (involving conversion of roofspace to habitable use) and installation of two rooflights to front roofslope. This would increase the total roofspace at the property by less than 50 cubic metres.

**Alteration of roof from hip to gable end; rear roof extension**

Schedule 2, Part 1, Class B of the GDPO requires that any roof extension must meet the following criteria:

Development is not permitted by Class B if

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

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; **PROPOSAL COMPLIES**

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; PROPOSAL COMPLIES

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

The proposed roof extension would result in an increase of roof space of approximately 36.92 cubic metres. PROPOSAL COMPLIES

(e) it would consist of or include

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; PROPOSAL COMPLIES

(f) the dwellinghouse is on article 2(3) land. PROPOSAL COMPLIES

The proposal therefore satisfies the criterion of Class B.

### **Roof lights in front roof slope**

Regarding the proposed roof lights in the front elevation the General Permitted Development Order (GPDO) Schedule 2, Part 1, Class C that requires that any roof extension must meet the following:

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 or Q of Part 3 of this Schedule (changes of use); PROPOSAL COMPLIES

(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; No section shown but condition added to ensure that PROPOSAL COMPLIES.

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

or (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; PROPOSAL COMPLIES

The proposal therefore satisfies the criterion of Class C.

### **Conclusion**

It is considered that the proposed construction of the alteration of roof from hip to gable end; rear roof extension (involving conversion of roofspace to habitable use) and installation of two rooflights to front roofslope would meet the relevant criteria of the General Permitted Development Order. It is recommended that a Lawful Development Certificate be Granted.

<b>Decision</b>	
Approve Certificate of Lawfulness of Proposed Operations	The proposed development is Permitted Development under Schedule 2, Part 1, Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Any objections or comments received from third parties are unable to be taken into consideration under the merits of this type of application.

I confirm that the statutory processes and timescales have been adhered to.

Case Officer: Ade Balogun

Date: 21.03.2021