

Planning Statement

May 2022

Certificate of Lawfulness for a Proposed Development. Erection of rear L-Shaped dormer to the rear roof slope and outrigger.

158 Copleston Road, London SE15 4AF

Evidence of Existing Use.

The building is a terraced house and built around 1900. It was constructed as a single-family dwellinghouse and has been use as such since. It has not been converted into flats, nor had any change of the use class. It is a very original mid terraced house. There is a single-storey lean-to extension along the side return built many years ago, perhaps in the 1930s.

Proposed Development and Class of GDPO.

The proposed roof extension is Permitted Development by virtue of Class B of the GDPO (as amended) 2015. A secondary chimney stack in the middle of the outrigger will also be removed under Permitted Development Class G of the GDPO. The majority of these have already been removed along the street.

A Certificate of Lawfulness is sought for the construction of a rear dormer extension with installation of two rooflights at the front elevation. The dimensions of the proposed extension are as follows:

Rear Dormer: Height: 2.36m Depth: 3.89m Width: 4.34m Volume: 19.92m³

Rear extension over Outrigger: Height: 1.64 – 2.5m Depth: 3m Width: 3.2m Volume: 19.88m³

Total Volume: 39.8m³

For simplicity a table below runs through the specific legislation of Class B and considers the limitations and any conditions.

Criteria against which the proposal is assessed:	
The main consideration in this case is the compliance of the proposal with the criteria specified in Schedule 2, Article 3, Part 1 (Development Within the Curtilage of a Dwellinghouse), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015.	
Development is NOT permitted by Class B if:	
B.1 Criteria:	Complies
(a) permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use); Class M – Retail and specified sui generis uses to dwelling houses Class N – Specified sui generis uses to dwelling houses Class P - Storage or distribution centre to dwelling houses Class PA - Premises in light industrial use to dwelling houses Class Q - Agricultural buildings to dwelling houses A search of the planning history of this site does not indicate that the site property is a dwellinghouse by virtue of a change of use from any of the Use Classes stated above. See also application form.	Yes

(b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; The proposed extension will not exceed the highest part of the existing roof.	Yes
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; The proposed extension will not extend beyond the plane of the existing roof slope which forms the principal elevation. All to the rear.	Yes
(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 property is a terraced house. The resulting roof space will not exceed the cubic content of the original roof space by more than 40 cu m. The Volume calculation is stated on the Drawing Number 2101_P_211 (Proposed Elevations and Section AA)	Yes
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; or The proposed extension will consist of removal of chimneys which adheres to the criteria of Class G of the GPDO.	Yes
(f)	the dwellinghouse is on article 2(3) land. The dwellinghouse is not within a conservation area.	Yes
B.2 Conditions: Development is permitted by Class B subject to the following conditions –		
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;	Yes
(b)	the enlargement must be constructed so that— i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	Yes

(c)	<p>any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <ul style="list-style-type: none"> i) obscure-glazed, and ii) 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. <p>There will be no windows installed on a wall or roof slope forming a side elevation.</p>	N/A
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Therefore, the proposed works are considered lawful because they adhere to the limitations and conditions of Class B, C and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).