

3191 – Essex House, Glossop

Certificate Statement - Class B & Class G

This report has been prepared to support an application for a Certificate of Lawful Development for 'additions etc to the roof' to Essex House, Surrey Street, Glossop, Derbyshire, SK13 7AJ.

Site

The property is located on Surrey Street, Glossop. Essex house is a mid- terrace property.

Existing Building

The mid-terrace property is a 4 bedroomed house with the 4th bedroom located in the attic room which is an original feature of the property.



Essex House - Front Elevation

Proposals

The proposals comprise:

- The construction of a dormer to the rear elevation off the existing attic room

Certificate of Lawful Development

This application seeks a prior approval determination for the proposed dormer.

Compliance with Class B - additions etc to the roof & Class G - chimney, flues etc

It is considered that the proposed dormer would be 'Permitted Development' by reference to Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as follows:

Permitted development - Class B

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof

B.1 (a) permission to use the dwellinghouse as a dwellinghouse **has not** been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (changes of use);

(b) any part of the dwelling house **will not** , as a result of the works, exceed the height of the highest part of the existing roof;

(c) any part of the dwelling house **will not** , as a result of the works, extend beyond the plane of any existing roof slope which forms the principle elevation of the dwelling house and front a highway;

(d) the cubic content of the resulting roof space **will not** exceed the cubic content of the original roof space by more than-

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

(ii) 50 cubic metres in any other case

(e) it **will not** 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

(f) the dwelling **is not** on article 2(3) land

B.2 Development is permitted by Class B subject to the following conditions -

(a) the materials used in any exterior work **shall be** of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

(b) the enlargement **shall 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 shall, so far as practicable, be 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 dwelling house.
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house **shall be** -
- (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7metres above the floor of the room in which the window is installed.

Permitted development - Class G

This provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house.

G.1

- (a) permission to use the dwelling house as a dwelling house **has not been** granted only by virtue of Class M,N,P,PA or Q of Part 2 of this schedule (change of use)
- (b) The height of the chimney, flue or soil and vent pipe **would not** exceed the highest part of the roof by 1 metre or more or
- (c) In the case of a dwelling house on article 2(3) land the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-
 - (i) fronts a highway, and
 - (ii) forms either the principle elevation or a side elevation of the dwelling house.

Conclusion

The proposed dormer roof extension conforms to the criteria set out within Schedule 2, Part 1, Class B & Class G of the GPDO and a positive certificate should be issued.