

**2020/0652**

*Mr & Mrs Turnbull*

*Roof alterations including extension from hipped side to gable end roof and dormer to rear of dwelling (Lawful Development Certificate for a Proposed development)*

*1 Tankersley Lane, Hoyland Common, Barnsley, S74 0DR*

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### **Site Description**

The application relates to a two-storey semi-detached, brick built (stone face front elevation) and roof tile property located on Tankersley Lane close to the junction with the A6135 Sheffield Road. To the north across Tankersley Lane is the new Hoyland Common Primary School.

Tankersley Lane is characterised by similar semi-detached and detached properties along its length apart from a few stone built dwellings.

The property has a small front (partly paved) garden and fairly substantial rear garden, with a driveway providing off street parking.

### **Planning History**

2014/0121 – Erection of single storey orangery extension and installation of French/sliding doors to dwelling.

### **Proposed Development**

The applicant has applied for a Certificate of Lawfulness for a proposed hip-to-gable roof alteration and the erection of a flat roof dormer window to the rear of the property.

The dormer will measure (H) 2.86m, (W) 5.6m and (D) 3.6m, creating additional roof space of approx. 29m<sup>3</sup>.

### **Legal Context**

The Town and Country Planning (General Permitted Development) (England) Order 2015 allows householders to extend their property provided certain criteria are met.

Class B – additions etc. to the roof provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof. Development is not permitted by this class if:

***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***

***For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.***

The materials used should be of similar visual appearance to those in the existing house but does not mean that they need to be the same materials or match exactly. The enlargement should also not be higher than the highest point of the original dwelling; be set in, where practicable, by 0.2m from the eaves and not project beyond the rear elevation of the original dwelling.

## **Assessment**

Class B permits roof alterations/extensions to domestic dwellings where certain criteria is met.

The existing roof space is 214.5m<sup>3</sup> and the hip to gable alteration will result in a roof space of 231m<sup>3</sup> and increase of 16.5m<sup>3</sup>

The proposed dormer adds 29m<sup>3</sup> of space. Therefore, the total increase in roof space will be 45.5m<sup>3</sup>, within the limitations set out in Schedule 2, Class B of the GPDO

Having reviewed the application and considered the plans submitted, the proposed development would be permitted development under Part 1, Class B and as such, the proposal is considered lawful.

## **Recommendation**

### **Approve**

Barnsley Metropolitan Borough Council hereby certify that on 5<sup>th</sup> May 2021, the development described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, the development – as detailed in Ref. 20-011 Drawing No. 02 – falls within Class B (addition etc. to the roof of a dwellinghouse) of Schedule 2, Part 1 – Development within the curtilage of a dwellinghouse – of the GPDO:

**First Schedule:** Roof alterations including extension from hipped side to gable end roof and dormer to rear of dwelling (Lawful Development Certificate for a Proposed development)

**Second Schedule:** 1 Tankersley Lane, Hoyland Common, Barnsley, S74 0DR