

2021/0890

Caroline Rooke

Loft conversion with side dormer (Lawful development certificate for a proposed form of development)

59 Mount Vernon Road, Worsbrough Common, Barnsley, S70 4DL

Site Description

The application relates to a two-storey semi-detached dwelling located on the Western side of Mount Vernon Road, close to the junction with Mount Vernon Crescent. The property is of a red-brick construction with white render at first floor level.

The surrounding area is solely residential, characterised by a mixture of property types with varying design and material construction.

Proposed Development

The applicant has applied for a Certificate of Lawfulness for the erection of a flat roof dormer window to the side roof plane of the property to facilitate a loft conversion.

The dormer will measure (H) 2.3m, (W) 3.2m and (L) 8m, creating additional roof space of approx. 30m³.



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.

The enlarged part of the roof must not extend beyond the outer face of any wall of the original house and windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development.

Assessment

Schedule 2, Part 1, Class B of the GPDO permits roof alterations/extensions to domestic dwellings where certain criteria is met.

The proposed dormer results in a total increase in roof space of 30m³, 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 24th June 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 the Proposed Plans received 24th June 2021 – 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: Loft conversion with side dormer (Lawful development certificate for a proposed form of development)

Second Schedule: 59 Mount Vernon Road, Worsbrough Common, Barnsley, S70 4DL