

DELEGATED DECISION REPORT

SMD/2022/0004
Valid 06/01/2022

20 CELLARHEAD ROAD
CELLARHEAD

**PROPOSED LOFT
CONVERSION. NEW DORMER
TO REAR & HIP TO GABLE
CONVERSION.**

**(CERTIFICATE OF
LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Whether or not the proposals are compliant with GPDO(2015) Schedule 2 Part 1 – Development within the curtilage of a dwellinghouse

DESCRIPTION OF SITE

The property is a semi of likely 1950s date (or possible just pre-war) fronting the main-road behind a c.10m front garden and broad highway verge.

There is a flat roofed rear extension projecting 3.5m (following a 1982 consent) and a detached single garage beyond this to the east side of the garden.

In common with its neighbours on either side there is a rear garden of c. 25m which backs on to school playing fields.

PROPOSAL

Hip to gable extension plus rear dormer. A side window is proposed in the gable and there would be glazing in the rear facing elevation of the dormer.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Refer to GPDO (2015) schedule 2 part 1: Development within the curtilage of a dwellinghouse

- Class A covers – enlargement, improvement or other alteration of a dwellinghouse
- Class B covers – additions etc to the roof of a dwellinghouse

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

82/11081/OLDDC Extension to form dining room – approved

CONSULTATIONS

Not applicable / none received

OFFICER COMMENTS

Principle of Development

Hip to gable

In terms of the increased height to the gable end wall, this would be a permitted alteration under Class A as none of the limitations of Class would be exceeded or breached.

The extension of the existing roof across to meet the increased end wall heights would be permitted under Class B – “The enlargement of a dwellinghouse consisting of an addition or alteration to its roof”.

There are six limitations (a) to (f) to be considered under Class B.

One of these (d) is that the cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 50 cubic metres (applicable in any case other than a terrace where the limit is 40m³).

In this case the depth of the dwelling front to back is 7.8m. The height of the roof from eaves (wall plate level) to ridge is 2.6m. The length of roof ridge extension needed to meet the perpendicular gable is 4m. Treating the extended roof as a pyramid with its ‘base’ the apex triangle of the gable end the volume can be calculated as $\frac{1}{3}$ of the base area x height. The base area for the purpose here is $0.5 \times 7.8 \times 2.6 = 10\text{m}^2$. The ‘height’ for the purpose of the calculation is 4m. The volume therefore is $\frac{1}{3} \times 10 \times 4 = 13.5\text{m}^3$. This must be considered along with the volume of the dormer.

Added dormer

A rear dormer is permitted development under Class B – again subject to the six limitations. The volume of the dormer scaled from the drawings would be $(0.5 \times 4.7 \times 2.5 \times 4) = 23.5\text{m}^3$. Moreover the dormer would be positioned more than 0.2m from the outside edge of the eaves, thus complying with B2 (b) (i) (bb).

The total resulting roof space of the extension and dormer is therefore $13.5\text{m}^3 + 23.5\text{m}^3 = 37\text{m}^3$. This is well under the 50m³ threshold and therefore the proposal is acceptable as pd on this count.

Conditions

It is a condition of class A (save for reference to conservatory) and of Class B that

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (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;

Drawing 100-02 states for the wall Red/brown facing brickwork to match existing and for the roofing Blue/grey roofing tiles to match existing.

Although not annotated as such, the window to the gable apex appears to be shown as obscure glazed.

CONCLUSION / PLANNING BALANCE

Careful examination of the submitted details and plans and comparison with the requirements of the GPDO(2015) as amended has shown that the scheme proposed would be lawful as permitted development to a dwelling house.

OFFICER RECOMMENDATION : **Issue certificate of lawfulness of proposed development**

Case Officer: Arne Swithenbank

Recommendation Date: 8th April 2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council