

WEST AREA PLANNING COMMITTEE

9th October 2018

Application number:	18/02124/CPU		
Decision due by	16th October 2018		
Extension of time	Not required		
Proposal	Application to certify that the proposed removal of 2no. rooflights to rear roofslope and formation of 2no. rear dormers in association with a loft conversion is lawful development.		
Site address	14 Turn Again Lane, Oxford, Oxfordshire, OX1 1QL – see Appendix 1 for site plan		
Ward	Carfax Ward		
Case officer	Sarah Chesshyre		
Agent:	N/A	Applicant:	Mr James Axford
Reason at Committee	The application is before the committee because it is a Council owned property.		

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

1.1.1. approve the application for the reasons given in the report and grant a certificate of lawful development

2. EXECUTIVE SUMMARY

2.1. This report considers whether the proposed formation of 2no. rear dormers and insertion of 2no. rooflights to the front roofslope meets the relevant criteria of the General Permitted Development Order

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

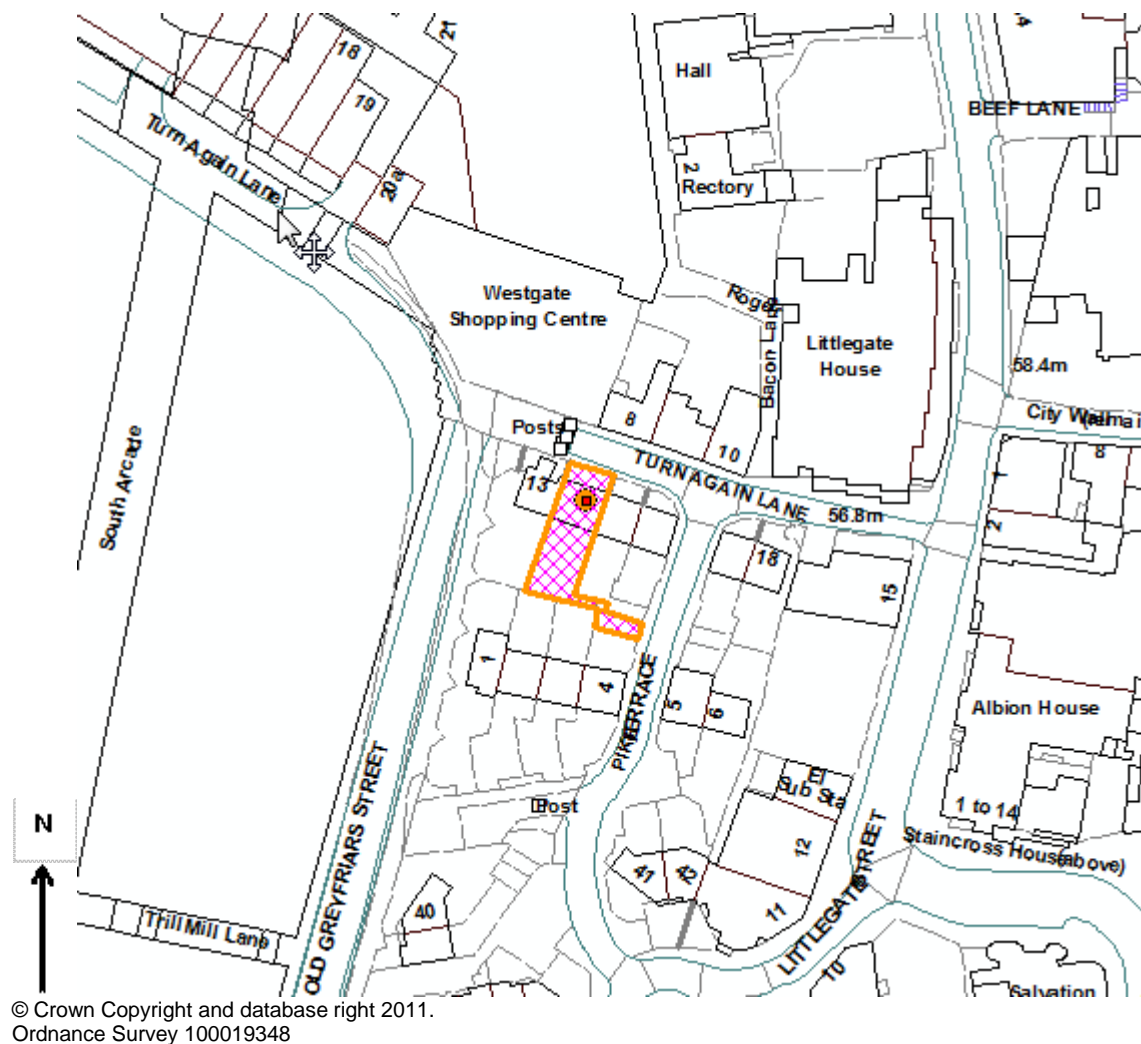
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is a mid-terrace house located on the south side of Turn Again Lane.

5.2. See block plan below:



6. PROPOSAL

6.1. The application proposes the formation of 2no. dormers to rear roofslope and 2no. rooflights to front roofslope.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

82/00188/GF - Turn Again Lane and Old Greyfriars Street - Demolition of 2 Turn Again Lane. Erection of 54 dwellings, with 12 garages, 36 car spaces and associated roadwork. DMD 20th May 1982.

18/02114/CPU - Application to certify that the proposed formation of 2no. dormers in association with a loft conversion is lawful development.. INSFEE .

8. OFFICERS ASSESSMENT

8.1. The relevant classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 are classes B and C. They are assessed as follows

8.2. Class B:

- No change of use of the dwellinghouse has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
- No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.
- No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway.
- The cubic content of the resulting roofspace would be 6.2m³ and therefore would not exceed the cubic content of the original roofspace by more than 40 cubic metres.
- The proposal would not consist of or include the construction or provision of a verandah, balcony or raised platform, nor the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- The dwelling is not on article 2(3) land.
- The materials used would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- The eaves of the original dwellinghouse would be maintained, and the proposed dormer would not be less than 0.2m from the eaves of the original roof
- The proposal would not involve the insertion of any window into a wall or roofslope forming a side elevation of the dwellinghouse.

8.3 Class C:

- No change of use of the dwellinghouse has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
- The rooflights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- The proposal would not result in the highest part of the alteration being higher than the highest part of the original roof

- The proposal would not consist of or include the construction or provision of a verandah, balcony or raised platform, nor the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- The proposal would not involve the insertion of any window into a wall or roofslope forming a side elevation of the dwellinghouse.

9. CONCLUSION

9.1. The proposal meets the relevant restrictions of the Classes B and C, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. As a result, the development proposed is permitted development.

9.2. It is recommended that the Committee resolve to grant a Certificate of Lawful Development.

10. APPENDICES

- **Appendix 1** – Proposed plans