

Case Officer: Michael Sackey

Recommendation: Approve

Applicant: Mr Whiteside

Proposal: Certificate of Lawfulness of Proposed Development for formation of habitable room in roof space with rear dormer and roof lights

Expiry Date: 9 July 2021

Extension of Time:

1. APPLICATION SITE AND LOCALITY

1.1. The application relates to a detached, two-storey dwelling constructed externally of brick with a tiled roof and facing south on to the Wetherby Road. The site, which lies in the built form of Bicester, is bounded by residential properties to the north, east and west. The application building is not listed nor is the site located within a designated Conservation Area.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The current application seeks a Certificate of Lawful Development for the addition of a rear facing roof dormer and roof lights to facilitate a loft conversion. The proposed dormer would measure 3.6m in depth, 2m width and a height of 3m with an overall roof height of 8.2m resulting in a volume of approximately 10.80m³.

2.2. The property retains its permitted development rights.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

Application: 06/00967/OUT Permitted 30 June 2008

Outline - Up to 1585 no. dwellings; health village to include health and employment uses and elderly persons nursing home; B1 and B2 employment uses; local centre comprising of shops, a pub/restaurant, children's day nursery, offices and a community centre; 2 no. primary schools and 1 no. secondary school; a hotel; a sports pavilion; formal and informal open space; a link road between A41 and Middleton Stoney Road/Howes Lane junction; associated new roads, junctions, parking, infrastructure, earthworks and new accesses to agricultural land (as amended by plans and documents received 24.10.06).

4. RESPONSE TO CONSULTATION

4.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

5. Relevant National and Local Planning Policy and Guidance

5.1. Schedule 2, Part 1, Class A, B and C of the Town and Country Planning

(General Permitted Development) (England) Order 2015 as amended

Planning Practice Guidance (PPG)

6. APPRAISAL

Proposed rear dormer to dwellinghouse

Assessing the proposals against the relevant part of the GPDO (Part 1, Class B, additions etc to the roof of a dwellinghouse):

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 principal elevation of the dwellinghouse and fronts a highway;

The application dwelling is detached, and the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres;

The proposed would not consist of the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; and,

The dwellinghouse is not on article 2(3) land.

Proposed roof lights

Assessing the proposals against the relevant part of the GPDO (Part 1, Class C, which relates to other alterations to the roof of a dwellinghouse):

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.

They would not result in the highest part of the alteration being higher than the highest part of the original roof.

The proposed rooflights would not consist of the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

7. CONCLUSION

The proposal, as detailed in the information submitted with the application is considered to be permitted development under Part 1, Classes A, B and C (as outlined above) as the proposal complies with the restrictions set out in Classes A, B and C. In addition, there are no permitted development restrictions by condition related to the proposal and no other restrictive designations affecting the property.

8. Recommendation

FIRST SCHEDULE

Addition of rear dormer and formation of rooflights to facilitate the formation of habitable room in roof space in accordance with drawings numbered "Site

Location Plan 1:1250 (125 Wetherby Road Bicester OX26 1BH)", "Block Plan 1:500 (125 Wetherby Road Bicester OX26 1BH)" and "Proposed plans and elevations 1:50 & 1:100 (P1)"

SECOND SCHEDULE

125 Wetherby Road Bicester OX26 1BH

THIRD SCHEDULE

The proposal is permitted development under Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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DATE: 08.07.2021

Checked By: Nathanael Stock

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