

# DEVELOPMENT MANAGEMENT COMMITTEE 22<sup>nd</sup> April 2024

**Case No:** 24/00089/CLPD (CERTIFICATE OF LAWFUL PERMITTED DEVELOPMENT APPLICATION)

**Proposal:** Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse)

**Location:** 73 HIGH STREET, OFFORD DARCY, ST NEOTS PE19 5RH

**Applicant:** Mr and Mrs Johnson

**Grid Ref:** 521914 266454

**Date of Registration:** 18.01.2024

**Parish:** OFFORD CLUNY AND OFFORD DARCY

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## RECOMMENDATION – GRANT

This application is referred to the Development Management Committee (DMC), in accordance with the current Scheme of Delegation as the application is submitted by a member of the Council's staff who is involved in the planning or development process.

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The dwelling is a two-storey semi-detached dwellinghouse within the built-up area of Offord Darcy. The main dwelling is made up of a two-storey building facing west towards the High Street with a single storey east projection to the rear including a substantial wood store. The dwelling has undergone a two storey rear extension to the rear of the main building unrelated to the single storey projection.
- 1.2 The application seeks a Lawful Development Certificate for a single storey rear extension, revised fenestration and insertion of 2 roof lights to the existing single storey rear projection.
- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area including reviews of historically held records.

### 2. NATIONAL GUIDANCE

- 2.1 The Town and Country Planning Act 1990
- 2.2 The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

### **3. PLANNING HISTORY**

- 3.1 76/00779/FUL - Erection Of Garage And Driveway - 30.07.1976
- 3.2 90/01091/FUL - Extension to dwelling - 24.08.1990
- 3.3 0000400FUL - Extension and alterations to garage to form music/hobbies room - 17.04.2000

### **4. CONSULTATIONS**

- 4.1 No consultations carried out due to application for Certificate of Lawful Permitted Development.

### **5. REPRESENTATIONS**

- 5.1 No objections received at time of writing this report.

### **6. ASSESSMENT**

- 6.1 The main issues to consider in the determination of this application are whether the proposed development complies within the criteria and conditions set by The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) ) to determine whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

#### **Rooflights**

- 6.2 The application seeks to install two roof lights into the existing single storey rear projection South elevation, which faces into the rear garden of the host dwelling.
- 6.3 Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits other alterations to the roof of a dwellinghouse subject to certain criteria set out within the Order.
- 6.4 Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) sets certain tests that must be satisfied in order for the development to be permitted as set out below;

a) The dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3

b) The proposed development would not result in any protrusion of 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;

c) The height of the proposed development would not exceed the highest part of the roof of the existing roof

or

(d) consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

6.5 The proposed development meets the tests layout in paragraph 6.4.

6.6 Development under Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to conditions set out below;

Development is permitted by Class C subject to the condition that any window located on the roof slope forming a side elevation of the dwellinghouse must be –

a) obscure glazed; and

b) 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.

6.7 In the lifetime of the application the applicant has confirmed in writing that the rooflights will be obscurely glazed. In all other respects the proposed development meets the conditions laid out in paragraph 6.5.

6.8 Therefore, the proposed development of roof lights to the side elevations of the existing single storey rear projection as shown in plan reference “20231090/7A, 20231090/8B, 20231090/9B and 20231090/10A” would fall within the definition and conditions attached to Schedule 2 - Part 1 - Class C.

## **Fenestration Alterations and Single Storey Rear Extension**

- 6.9 On the southern elevation of the existing single storey rear projection the application seeks to relocate the existing rear door to the east, partially block the opening and install a casement window and brick up an existing window.
- 6.10 On the eastern elevation of the existing single storey rear projection the application seeks to partially remove a small wood store and replace with a single storey rear extension of 1.98 metres from the back wall of the wood store, 3.1 metres in width and 2.95 metres in height to the ridge of a dual pitched roof.
- 6.11 The materials proposed are to match that of the existing dwelling as far as practicable.
- 6.12 Schedule 2 – Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits alterations to a dwellinghouse subject to certain criteria set out within the Order.
- 6.13 Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) sets certain tests that must be satisfied in order for the development to be permitted as set out below;
- a) The dwellinghouse was not granted permission under Class G,M,N,P or Q of Part 3 of this schedule (Changes of Uses)
  - b) The resultant works proposed in plan references would not exceed 50% of the total area of the curtilage of the dwelling house (excluding the area of the original dwellinghouse)
  - c) The height of the proposed development would not exceed the highest part of the roof of the existing dwellinghouse
  - d) The height of the eaves of the proposed development would not exceed the eaves of the existing dwellinghouse
  - e) The proposed development would not extend beyond a wall which forms the principal elevation, does not front a highway and form a side elevation of the original dwellinghouse
  - f) The proposed development would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres and the maximum height does not exceed 4 meters in height
  - g) The proposed development consists of a single storey and would not extend beyond the rear wall of the original

dwellinghouse by more than 6 metres and the maximum height does not exceed 4 meters in height

h) The proposed development consists of a single storey

i) The proposed development would be within 2 metres of the boundary of the curtilage of the dwellinghouse, however the eaves height would not exceed 3 metres.

j) The proposed development would not extend beyond the wall forming a side elevation of the original house and exceed 4 metres in height or have more than one storey or have a greater width than half the original dwelling.

ja) the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would not exceed the limits set out in subparagraphs (e) to (j)

k) The development does not consist of or include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

l) the dwellinghouse is not built under Part 20 of this schedule (Construction of New dwellinghouses)

6.14 The proposed development meets tests a-e and g-i layout in paragraph 6.13.

6.15 In terms of test (f) the plans submitted for the proposed development, indicate that the proposed rear extension will extend beyond the rear elevation of the original dwellinghouse by 1.98 metres, as the proposal replaces 1.2 metres of the wood store to the rear of the host dwelling.

6.16 The council holds no information concerning the rear projection of the main building and therefore treats the substantial building projecting to the rear and wood store as the rear wall of the original building.

6.17 Development under Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to conditions set out below;

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of 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; and  
c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, in so far as practicable, be the same as the roof pitch of the original dwellinghouse.

6.18 In all respects the proposed development meets the conditions laid out in paragraph 6.17.

6.19 Therefore, the proposed development of fenestration changes and single storey rear extension as shown in plan reference “20231090/7A, 20231090/8B, 20231090/9B and 20231090/10A” would fall within the definition and conditions attached to Schedule 2 - Part 1 - Class A.

### **Conclusion**

6.20 Overall, the development is considered to be permitted within the meaning of Classes A and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended).

6.21 It is therefore recommended that Huntingdonshire District Council grant a certificate of lawful permitted development in respect of the Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse) for 73 High Street, Offord Darcy subject to the condition that any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

### **8. RECOMMENDATION – GRANT subject to conditions to include the following**

- any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

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**CONTACT OFFICER:**

Enquiries about this report to **Andrea Dollard - Development  
Management Officer** [Andrea.Dollard@huntingdonshire.gov.uk](mailto:Andrea.Dollard@huntingdonshire.gov.uk)

# Development Management Committee



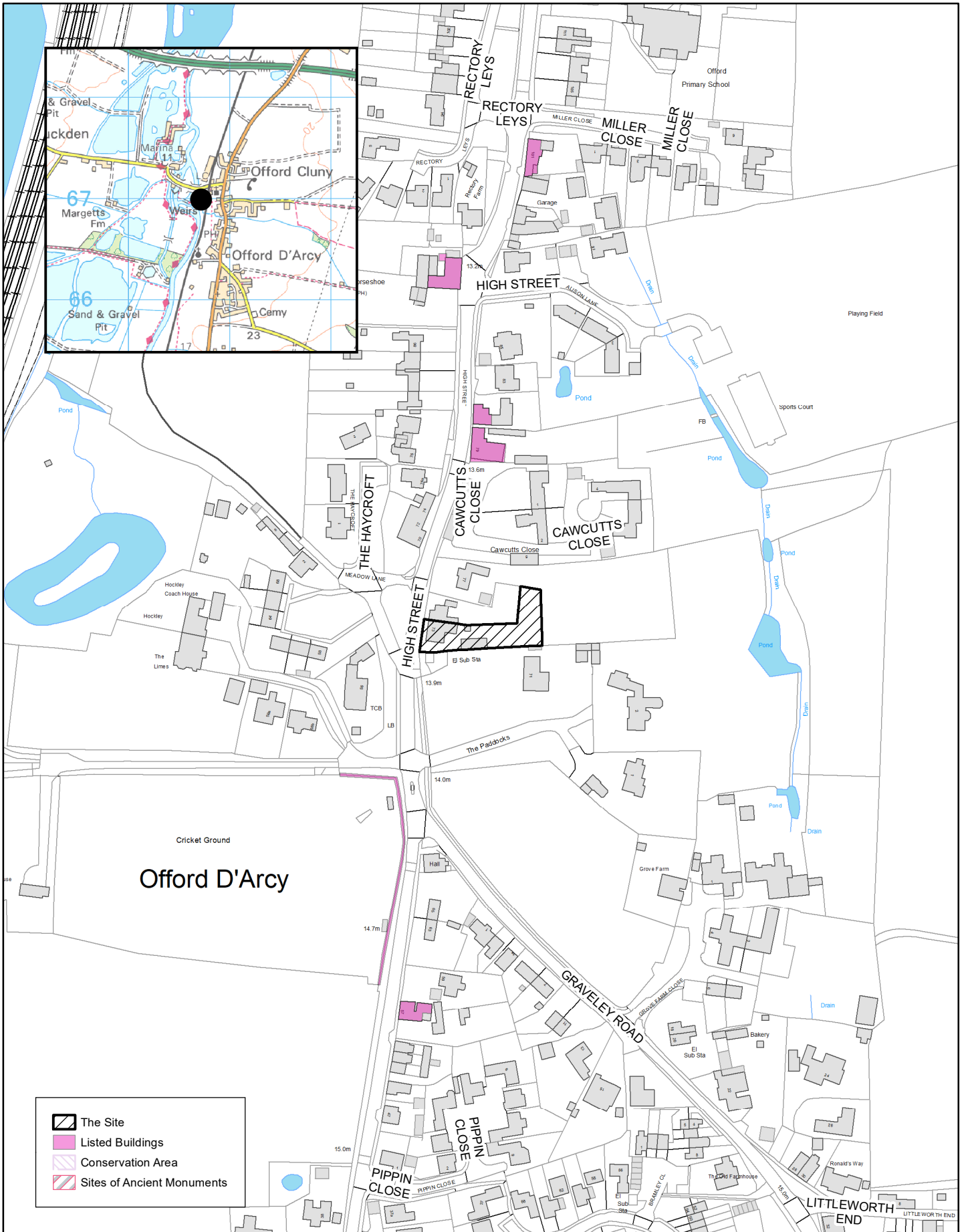
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Application Ref:24/00089/CLPD

Date Created: 09/04/2024

Location: The Offords

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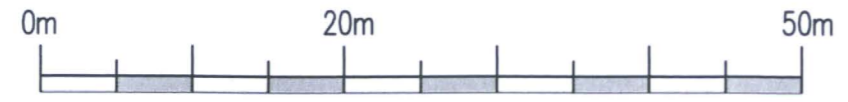
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Scale: 1:500/1250@A3	Drawing Title: SITE LOCATION PLAN.
Date: DEC 2023	Project Title: MR & MRS JOHNSON, 73 HIGH STREET, OFFORD D'ARCY.
Drwg number: 20231090/1	Revision: —

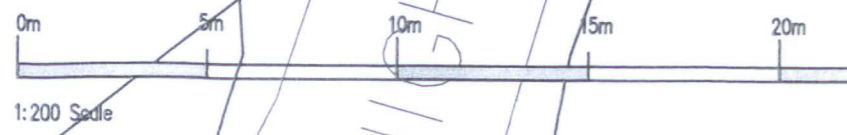
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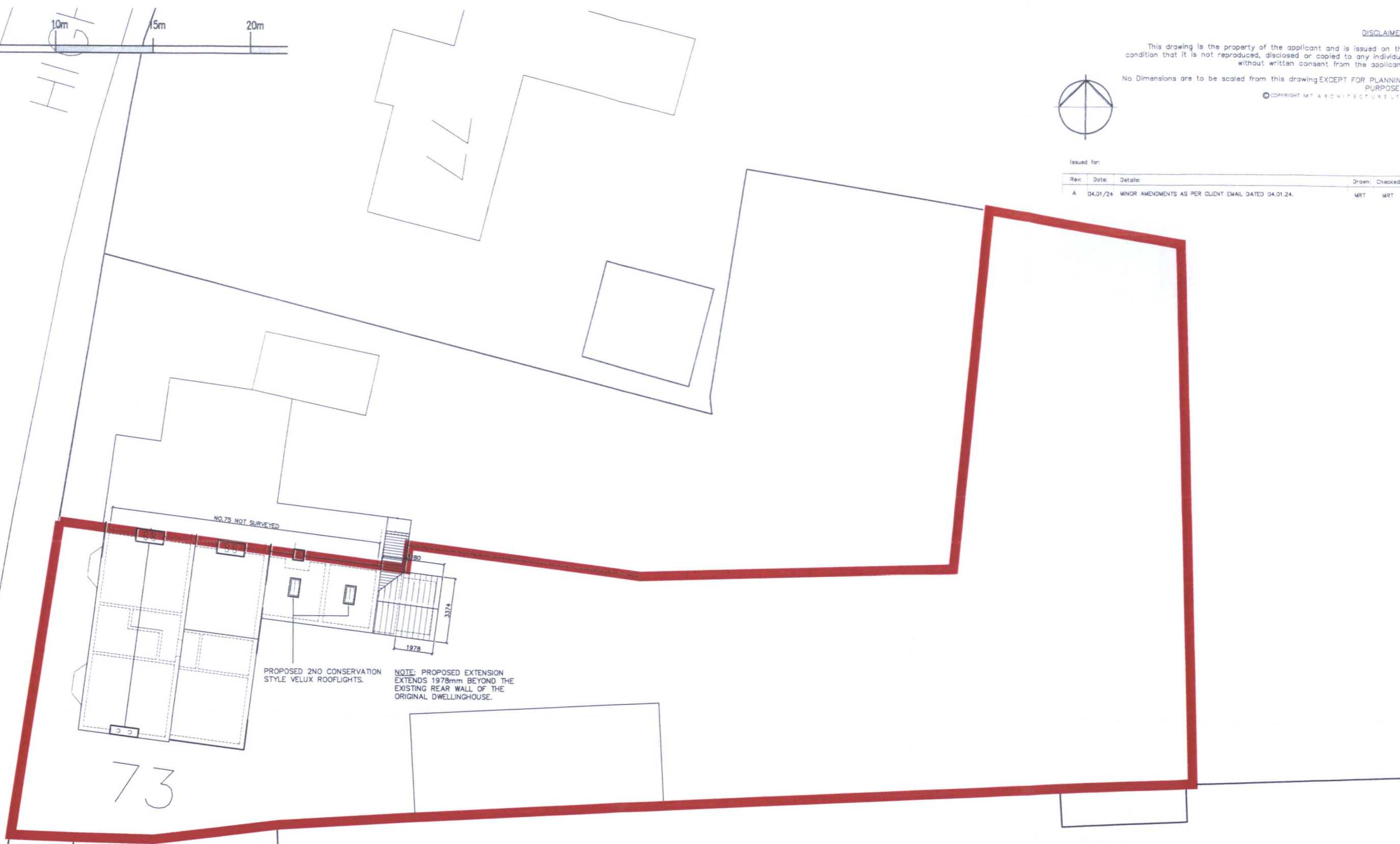
Rev:	Date:	Details:	Drawn:	Checked:
A	04.01/24	MINOR AMENDMENTS AS PER CLIENT EMAIL DATED 04.01.24.	MRT	MRT



1:200 Scale

HIGH STREET

HIGH STREET.



NO.75 NOT SURVEYED



PROPOSED 2NO CONSERVATION STYLE VELUX ROOFLIGHTS.

NOTE: PROPOSED EXTENSION EXTENDS 1978mm BEYOND THE EXISTING REAR WALL OF THE ORIGINAL DWELLINGHOUSE.

73

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Scale:	1:200@A3	Drawing Title:	PROPOSED SITE BLOCK PLAN.
Date:	JAN 2024	Project Title:	MR & MRS JOHNSON, 73 HIGH STREET, OFFORD D'ARCY.
Drwg. number:	20231090/77	Revision:	A



1:100 Scale

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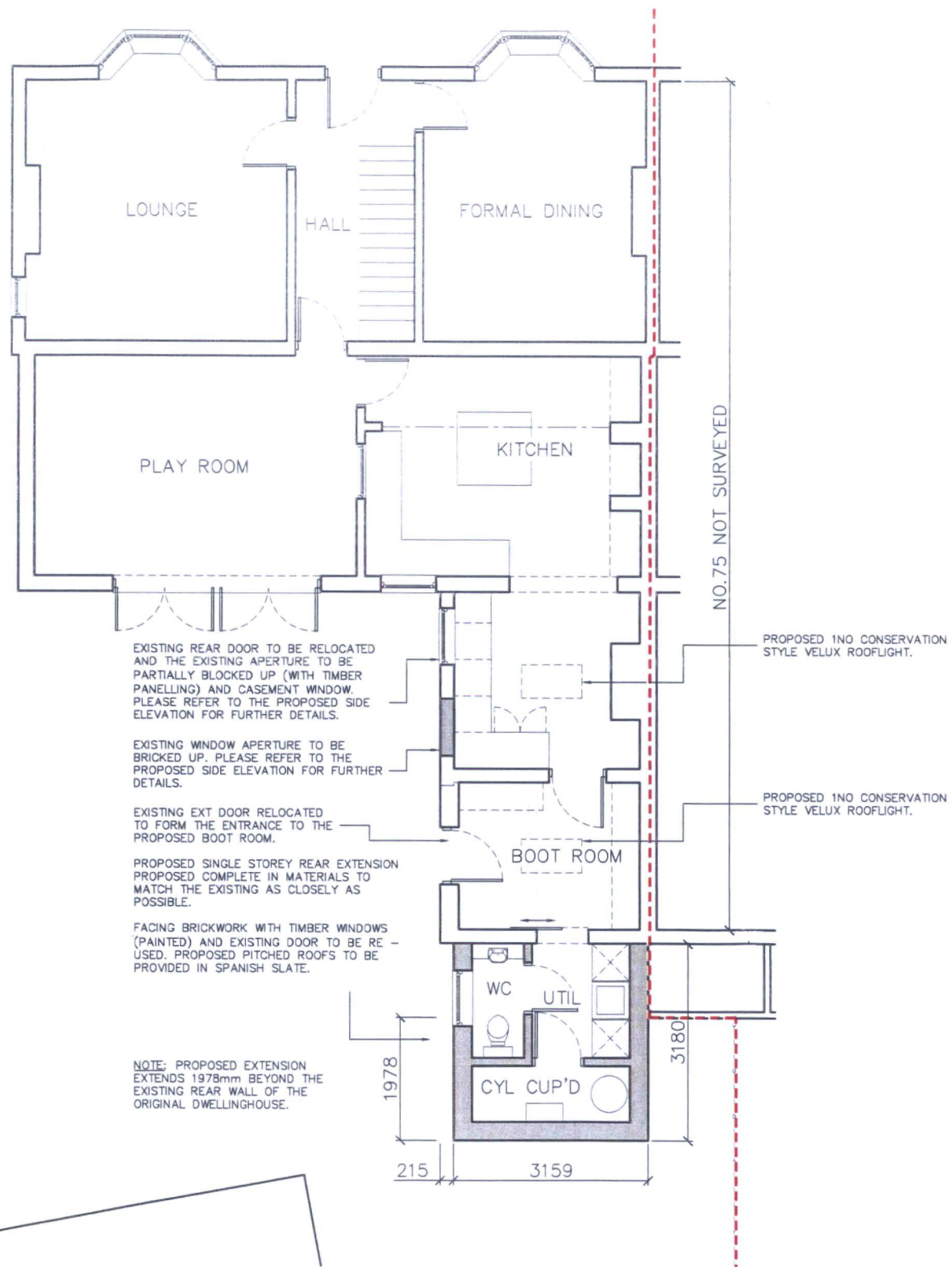
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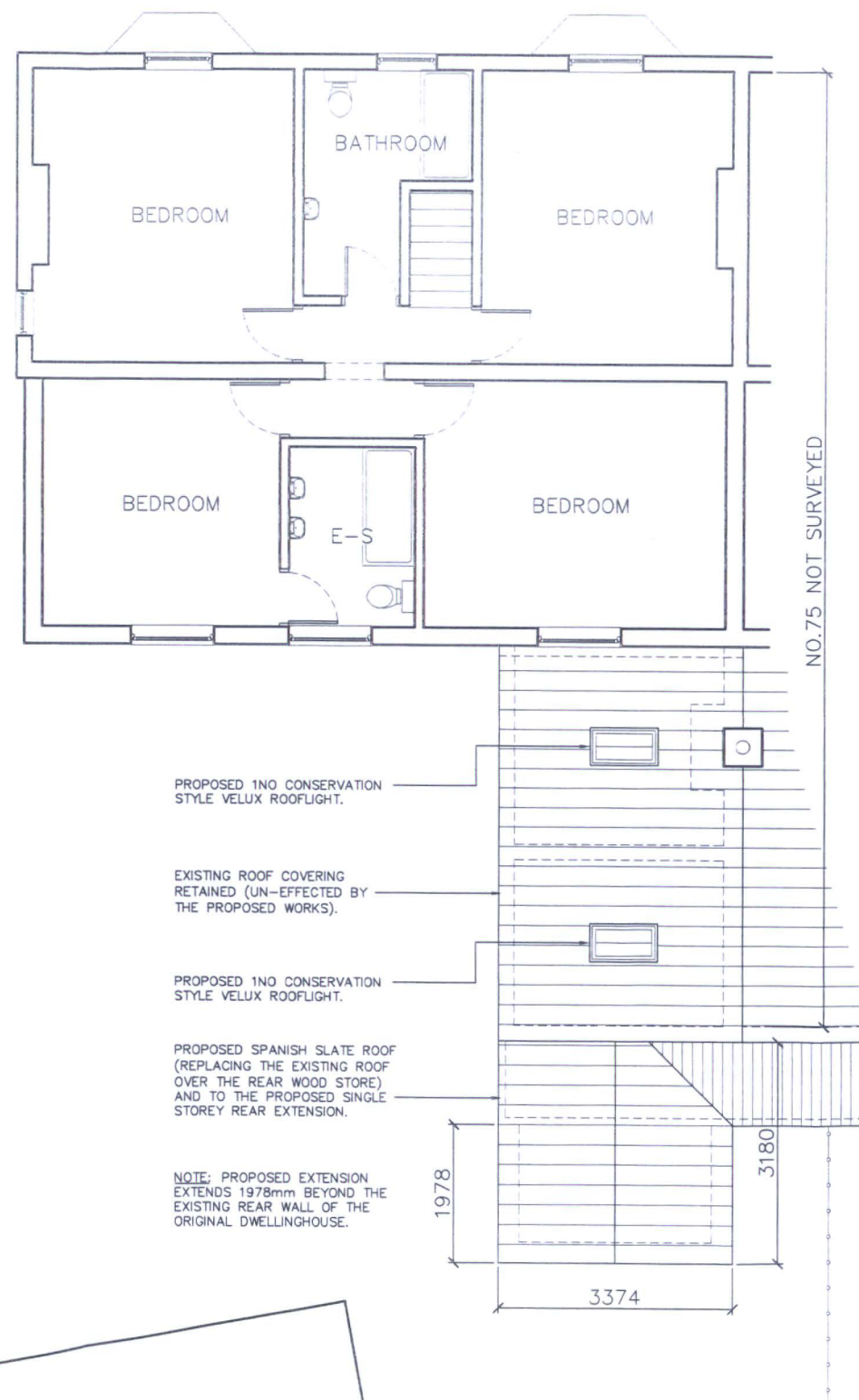


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Rev:	Date:	Details:	Drawn:	Checked:
A	04.01/24	MINOR AMENDMENTS AS PER CLIENT EMAIL DATED 04.01.24.	MRT	MRT
B	09.01/24	POCKET / SLIDING DOOR ADDED TO THE PROPOSED UTILITY ROOM.	MRT	MRT



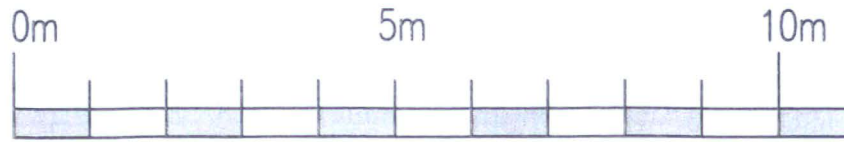
PROPOSED GROUND FLOOR GA PLAN.



PROPOSED FIRST FLOOR GA PLAN.

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Scale:	1:100@A3	Drawing Title:	PROPOSED GA PLAN'S.
Date:	JAN 2024	Project Title:	MR & MRS JOHNSON, 73 HIGH STREET, OFFORD D'ARCY.
Drwg number:	20231090/B	Revision:	B



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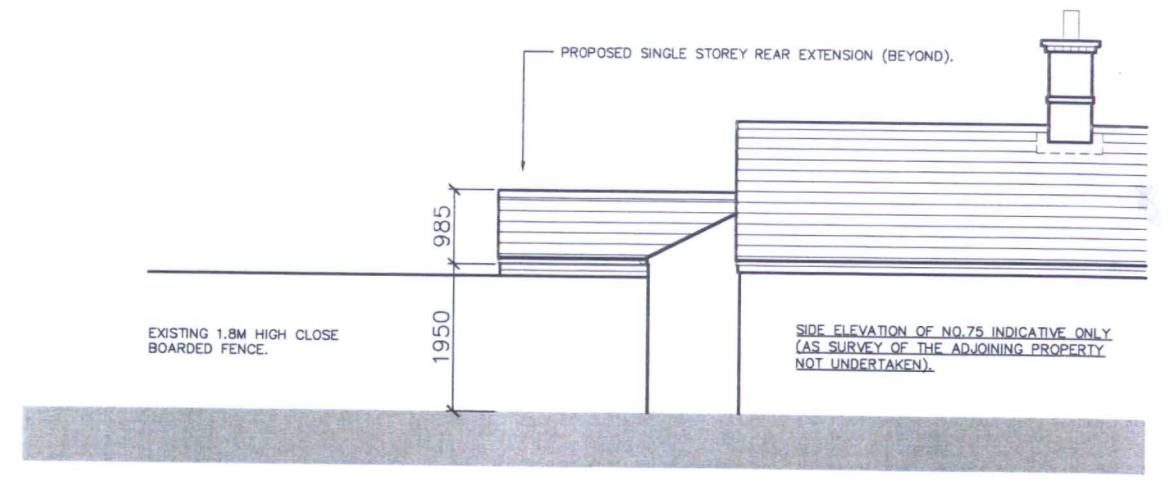
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PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION (AS VIEWED FROM NO.75).

**PROPOSED MATERIALS:**

WALLS – FACING (RECLAIMED) BRICKWORK TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE.  
 ROOF – SPANISH SLATE ROOF COVERING.  
 WINDOWS & DOORS – HARDWOOD TIMBER PAINTED.  
 RAINWATER GOODS – BLACK UPVC.

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Scale:	1:100@A3	Drawing Title:	PROPOSED ELEVATIONS SHEET 2.
Date:	JAN 2024	Project Title:	MR & MRS JOHNSON, 73 HIGH STREET, OFFORD D'ARCY.
Drwg number:	20231090/10	Revision:	A

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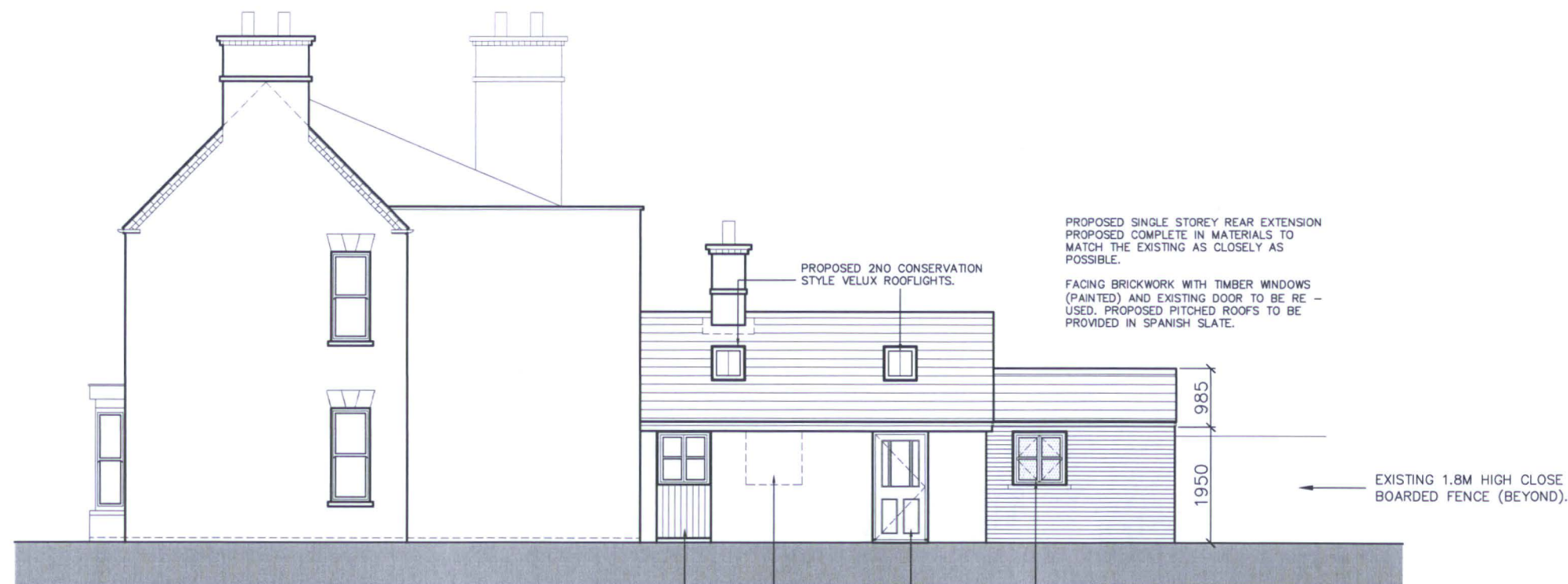
1:100 Scale

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Rev:	Date:	Details:	Drawn:	Checked:
A	04.01/24	MINOR AMENDMENTS AS PER CLIENT EMAIL DATED 04.01.24.	MRT	MRT
B	09.01/24	WC WINDOW AMENDED TO A 900mm WIDE CASEMENT.	MRT	MRT



PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.

EXISTING REAR DOOR TO BE RELOCATED AND THE EXISTING APERTURE TO BE PARTIALLY BLOCKED UP (WITH TIMBER PANELLING) AND CASEMENT WINDOW.

EXISTING WINDOW APERTURE TO BE BRICKED UP.

EXISTING EXT DOOR RELOCATED TO FORM THE ENTRANCE TO THE PROPOSED BOOT ROOM.

PROPOSED OBSCURE GLAZED CASEMENT WINDOW TO THE WC.

PROPOSED SINGLE STOREY REAR EXTENSION PROPOSED COMPLETE IN MATERIALS TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE.

FACING BRICKWORK WITH TIMBER WINDOWS (PAINTED) AND EXISTING DOOR TO BE RE-USED. PROPOSED PITCHED ROOFS TO BE PROVIDED IN SPANISH SLATE.

985  
1950

EXISTING 1.8M HIGH CLOSE BOARDED FENCE (BEYOND).

PROPOSED MATERIALS;

WALLS – FACING (RECLAIMED) BRICKWORK TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE.  
 ROOF – SPANISH SLATE ROOF COVERING.  
 WINDOWS & DOORS – HARDWOOD TIMBER PAINTED.  
 RAINWATER GOODS – BLACK UPVC.

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Scale: 1:100@A3	Drawing Title: PROPOSED ELEVATIONS SHEET 1.
Date: JAN 2024	Project Title: MR & MRS JOHNSON, 73 HIGH STREET, OFFORD D'ARCY.
Drwg number: 20231090/9	Revision: B