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GPDO Assessment – Class B

Proposal – Hip to Gable Enlargement & Rear Dormer

61 Tom Lane, Crosland Moor, Huddersfield, HD4 5QQ

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Prepared: PS

Checked: TP

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INTRODUCTION

RBA Town Planning has been instructed by the Applicant to prepare and submit a Certificate of Lawful Proposed Development Application for the erection of a Hip to Gable Enlargement and Dormer Window to the rear of 61 Tom Lane, Crosland Moor, Huddersfield, HD4 5QQ under Class B of the General Permitted Development Order.

This Statement sets out the provisions of the General Permitted Development Order, Schedule 2, Part 1, Class B - additions etc to the roof of a dwellinghouse. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the application.

THE SITE

The host property is a two storey, semi-detached dwelling on a corner plot of Tom Lane. It has generous amenity space to the front side and rear, with a driveway and garage to the side and rear of the property.

The property is not subject to notation on the Local Development Framework Plan nor does it have any condition restricting any rights prescribed within the provisions of the General Permitted Development Order.

PROPOSAL

The Property Owner seeks a Certificate of Lawful Proposed Development for a hip to gable enlargement and rear dormer window.

ASSESSMENT

The following is an assessment of the GPDO Criteria set out under Schedule 2 Part 1 Class B;

Permitted Development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwelling has NOT been subject to a previous change of use by virtue of class M, N, P or Q.

- (b) any 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 proposed dormer window would exceed the height of the existing roof.

- (c) any 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 proposed dormer window would be sited to the rear elevation and as such no part of the works would extend beyond the existing roof slope forming the principal elevation, fronting a highway.

- (d) 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;

The cubic content of the proposed dormer is 15m³ and the hip to gable enlargement is 21.4m³. The total increase is therefore 36.4m³. The property is semi-detached and therefore the proposal is within the 40m³ limit.

(e) it would consist of or include—

- i. the construction or provision of a verandah, balcony or raised platform,
or

There will be no verandah, balcony or raised platform.

- ii. the installation, alteration or replacement of a chimney, flue or soil and
vent pipe; or

**There will be no installation replacement or alteration of any of the
above.**

(f) the dwellinghouse is on article 2(3) land.

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

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those
used in the construction of the exterior of the existing dwellinghouse;

**The applicant proposes to use shiplap cladding to the face and cheeks of the
proposed dormer. Tiles to match the existing roof will be used for the hip to gable
extension.**

- (b) the enlargement must be constructed so that—

- i. other than in the case of a hip-to-gable enlargement or an enlargement which
joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is,
so far as practicable, not less than 0.2 metres from the eaves, measured along
the roof slope from the outside edge of the eaves; and

**The original eaves will be maintained, and the dormer window will be 0.3m
from the eaves measured along the roof slope.**

- ii. other than in the case of an enlargement which joins the original roof to the roof
of a rear or side extension, no part of the enlargement extends beyond the
outside face of any external wall of the original dwellinghouse; and

**No part of the dormer will extend beyond any external wall of the original
dwellinghouse.**

- (c) any window inserted on 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.

There will be no windows installed on the side elevations.

CONCLUSION

It is considered that the proposed rear dormer window has been evidenced to meet with the criteria set out within Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order (As Amended).