



Planning Statement

Certificate of Lawfulness Application for Proposed Rear Dormer at 86 Fixby Road, Huddersfield, HD2 2JF

Date: Dec 25

Reference: HPS9225

1.0 Introduction

- 1.1 This statement is submitted by **Householder Planning Services** on behalf of Robert McGregor. The statement supports an application for a Certificate of Lawfulness – Proposed, for a rear dormer extension.
- 1.2 Whilst it has no bearing on the determination of the application the dormer would form part of a number of alterations and extensions to the dwelling necessary to accommodate the applicant's complex medical needs to provide suitable accommodation for him, his immediate family and care team. Planning permission was granted on the 27 August 2024 for extensions and alterations to the property – Application reference 2024/91759.

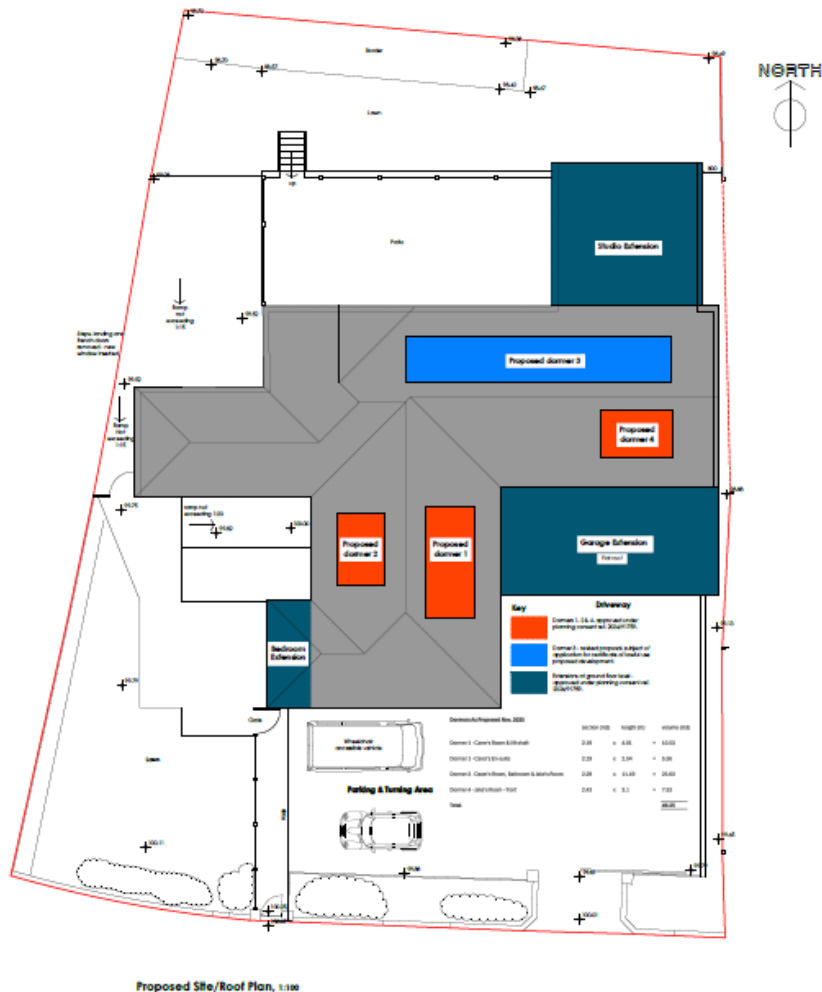
2.0 The Site

- 2.1 The application property is a detached dwelling located in the Fixby area of Huddersfield. The site is in a residential area with a variety of property types.



3.0 Proposed Development

- 3.1 As mentioned at 12 above, a number of extensions and dormers have been granted planning permission in August 2024. The plan below highlights these dormers in red whilst the proposed rear dormer is highlighted in blue.



Permitted Development

- 3.2 The General Permitted Development Order (GPDO) allows for dormers or loft conversions to be built on houses without the need for any planning permission. You can extend the roof space by up to 50 cubic metres on a detached or semi-detached property, or 40 cubic metres on a terraced property.

- 3.3 Schedule 2, Part 1 of the GPDO relates to development within the curtilage of a dwellinghouse. Class B relates to additions etc to the roof of a dwellinghouse. It is set out in full below.

Class B – additions etc to the roof of a dwellinghouse

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);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part 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;
- (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;
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(f) the dwellinghouse is 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;
- (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
 - (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
- (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.

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

3.4 The proposed dormer would be at the rear of the dwelling and the cubic content of the resulting roof space, taking into account the permitted dormers in 2024, would not exceed the cubic content of the original roof space by more than 50 cubic metres. The calculations below demonstrate this. It would be constructed in compliance with the conditions outlined at B2 above.

Dormers As Proposed Nov. 2025

	section (m2)		length (m)		volume (m3)
Dormer 1 - Carer's Room & lift shaft	2.19	x	4.81	=	10.53
Dormer 1 - Carer's En-suite	2.19	x	2.54	=	5.56
Dormer 3 - Dawn's Room, Bathroom & Jake's Room	2.29	x	11.19	=	25.63
Dormer 4 - Jake's Room - front	2.43	x	3.1	=	7.53
Total					<u>49.25</u>

4.0 Conclusion

4.1 For the reasons outlined above, the proposed rear dormer would be permitted development and a Certificate of Lawfulness should be given.