PAUL MATTHEWS ARCHITECTURAL Ltd

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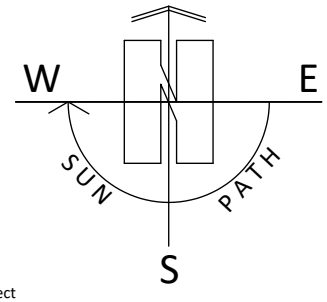
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Project

Certificate of Lawfulness for the Erection of Single Storey Side Extension and Hip to Gable Roof Conversion to Dwelling at 51 Stocks Way Shepley, Huddersfield, HD8 8DL.

Client

Mr & Mrs S Horn

Drawing Title/Issue

Proposed Block Plan

scale	date	sheet size	dwg. no.
1:500	06/2026	A4	26/1357/05

Hip to Gable

Hip to gable with roof light, dormer – Class B

In assessing the proposal against this:

B. The certificate of lawful development for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof is permitted development subject to complying with the relevant criteria below:

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Comment: Permission to use the dwellinghouse as a dwellinghouse has not been granted by any of the above.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Comment: No part of the works would 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;

Comment: No part of the works would extend beyond a plane of the 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
Comment: As a semi-detached property, the maximum additional roof volume permitted is 50 cubic metres. 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;

Comment: The property is a semi-detached and not a terraced propety (3 or more dwellings). The volume of the roof extension is well within these limits, no verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe are proposed).

(f) the dwelling is on article 2(3) land;

Comment: The dwelling is not on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

Comment: The dwellinghouse has not been built under Part 20 of the Schedule.

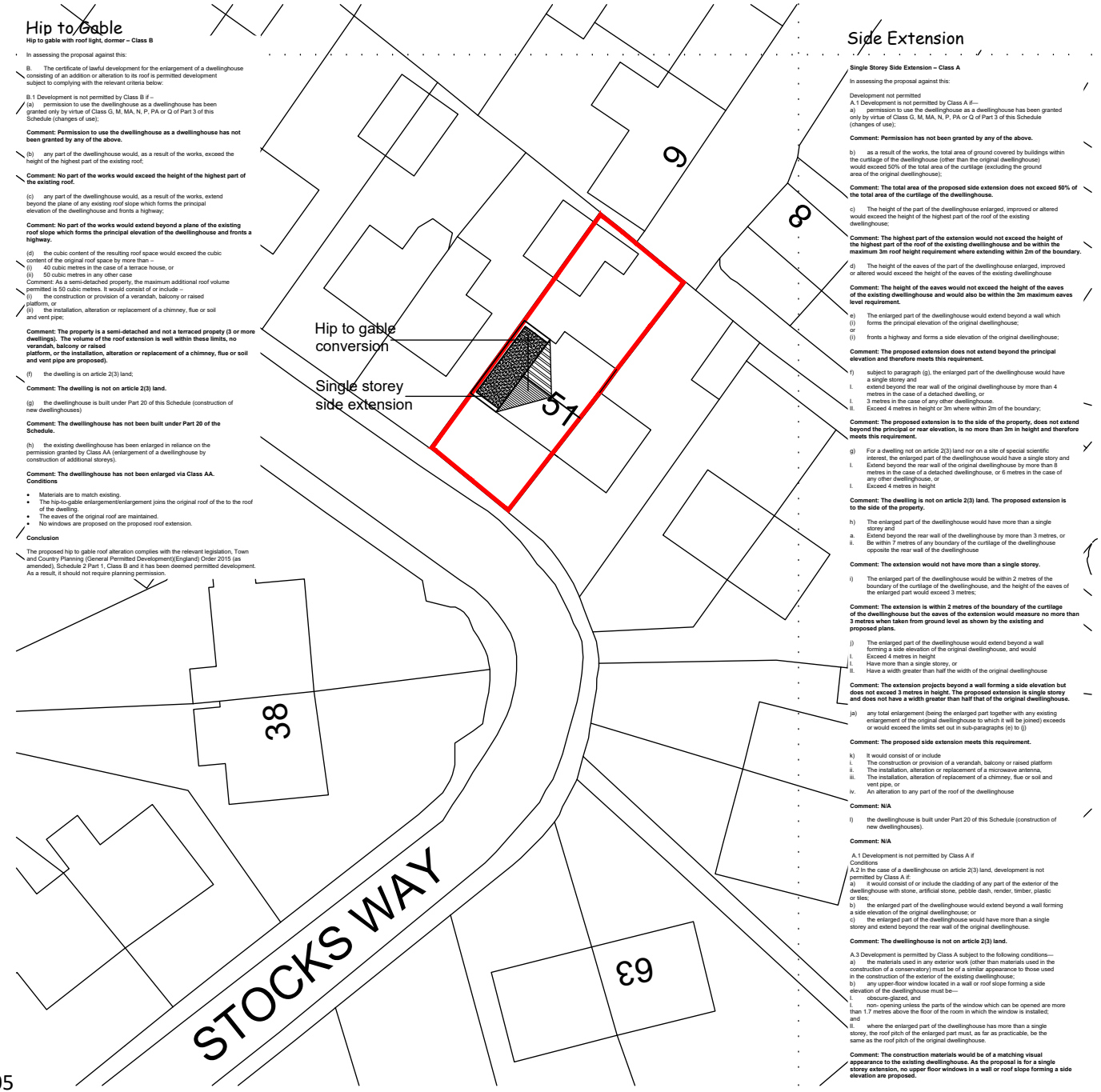
(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Comment: The dwellinghouse has not been enlarged via Class AA.
Conditions

- Materials are to match existing.
- The hip-to-gable enlargement/enlargement joins the original roof of the to the roof of the dwelling.
- The eaves of the original roof are maintained.
- No windows are proposed on the proposed roof extension.

Conclusion

The proposed hip to gable roof alteration complies with the relevant legislation, Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), Schedule 2 Part 1, Class B and it has been deemed permitted development. As a result, it should not require planning permission.



Side Extension

Single Storey Side Extension – Class A

In assessing the proposal against this:

Development not permitted
A.1 Development is not permitted by Class A if—
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Comment: Permission has not been granted by any of the above.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Comment: The total area of the proposed side extension does not exceed 50% of the total area of the curtilage of the dwellinghouse.

c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Comment: The highest part of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse and be within the maximum 3m roof height requirement where extending within 2m of the boundary.

d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

Comment: The height of the eaves would not exceed the height of the eaves of the existing dwellinghouse and would also be within the 3m maximum eaves level requirement.

e) The enlarged part of the dwellinghouse would extend beyond a wall which
(i) forms the principal elevation of the original dwellinghouse;
or
(i) fronts a highway and forms a side elevation of the original dwellinghouse;

Comment: The proposed extension does not extend beyond the principal elevation and therefore meets this requirement.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and
i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwelling, or
i. 3 metres in the case of any other dwellinghouse.
ii. Exceed 4 metres in height or 3m where within 2m of the boundary;

Comment: The proposed extension is to the side of the property, does not extend beyond the principal or rear elevation, is no more than 3m in height and therefore meets this requirement.

g) For a dwelling not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single story and
i. Extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
i. Exceed 4 metres in height

Comment: The dwelling is not on article 2(3) land. The proposed extension is to the side of the property.

h) The enlarged part of the dwellinghouse would have more than a single storey and
a. Extend beyond the rear wall of the dwellinghouse by more than 3 metres, or
ii. Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse

Comment: The extension would not have more than a single storey.

i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Comment: The extension is within 2 metres of the boundary of the curtilage of the dwellinghouse but the eaves of the extension would measure no more than 3 metres when taken from ground level as shown by the existing and proposed plans.

j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would
i. Exceed 4 metres in height
i. Have more than a single storey, or
iii. Have a width greater than half the width of the original dwellinghouse

Comment: The extension projects beyond a wall forming a side elevation but does not exceed 3 metres in height. The proposed extension is single storey and does not have a width greater than half that of the original dwellinghouse.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

Comment: The proposed side extension meets this requirement.

k) It would consist of or include
i. The construction or provision of a verandah, balcony or raised platform
ii. The installation, alteration or replacement of a microwave antenna,
iii. The installation, alteration of replacement of a chimney, flue or soil and vent pipe, or
iv. An alteration to any part of the roof of the dwellinghouse

Comment: N/A

l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Comment: N/A

A.1 Development is not permitted by Class A if
Conditions
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:
a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

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

A.3 Development is permitted by Class A subject to the following conditions—
a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a 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
i. 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
ii. where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, as far as practicable, be the same as the roof pitch of the original dwellinghouse.

Comment: The construction materials would be of a matching visual appearance to the existing dwellinghouse. As the proposal is for a single storey extension, no upper floor windows in a wall or roof slope forming a side elevation are proposed.

