



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2413/OE1
2.	<b>Proposed Development:</b>	CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE - REAR DORMER
3.	<b>Location:</b>	PARTFIELD HOUSE, DRIGG
4.	<b>Parish:</b>	Drigg and Carleton
5.	<b>Constraints:</b>	<p>ASC;Adverts - ASC;Adverts,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: NO</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p><b>Report:</b></p> <p><b>Site and Location</b></p> <p>This application relates to Partfield House, a detached dormer bungalow situated within the village of Drigg. The site benefits from an existing driveway, a large garden and a 2-metre high boundary wall located to the front and side of the property.</p> <p><b>Proposal</b></p>	

This application seeks a lawful development certificate for an existing use.

The proposal relates to a rear dormer which has been constructed. It has an overall width of 2.35 metres and an overall depth of 3.315 metres. It includes a pitched dormer roof with a height of 2.249 metres and the volume created is less than 50 cubic metres. The design includes blank side elevations, and the rear elevation includes a window. It has been constructed out of pebble dash render and concrete profile roof tiles to match the existing property.

### **Planning Policy**

Town and Country Planning Act 1990 – Section 191 as amended by Section 10 of the Planning and Compensation Act 1991

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

### **Assessment**

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

The application relates to a detached house; therefore, the provisions of Schedule 2, Part 1, Class B of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 1, Class B of the GPDO 2015 are considered in turn below:

In respect of the provisions of B. –

The proposal comprises the enlargement of a dwelling house consisting of an addition to its roof.

In respect of the provisions of B.1 -

- (a) The property has not been granted permission to use the dwelling house as a dwelling house by virtue of Part 3 of the GPDO (change of use);
- (b) The dormer does not exceed the height of the highest part of the existing roof;
- (c) The dormer does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and it does not front a highway;
- (d) The cubic content created does not exceed 50 cubic metres of the original roof space;
- (e) The dormer does not consist of or include (i) or (ii);
- (f) The dwellinghouse is not located on article 2(3) land;
- (g) Not applicable;
- (h) Not applicable.

In respect of the relevant provisions of B.2 -

	<p>(a) The proposed exterior materials will be similar in appearance to the existing dwelling house;</p> <p>(b) (i) (aa) The original roof eaves are not altered;</p> <p>(i) (bb) The edge of the dormer closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves;</p> <p>(ii) The dormer does not extend beyond the outside face of an external wall of the original dwellinghouse;</p> <p>(c) Not applicable.</p> <p>The dormer is located to the rear of the dwelling and it is constructed out of similar materials to match the existing dwelling and this will therefore minimise the impact of the development.</p> <p><u>Conclusion</u></p> <p>Having considered the proposal against the criteria outline in Part 1, Class B of this Order, I am satisfied that the proposed works comply and fall within the definition of permitted development, therefore the Certificate of Lawfulness should be granted.</p>	
8.	<p><b>Recommendation:</b></p> <p>Approval of Certificate of Lawfulness</p>	
Case Officer: C. Unsworth		Date : 24/11/2022
Authorising Officer: N.J. Hayhurst		Date : 25/11/2022
Dedicated responses to:- N/A		