

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2138/0E1
2.	<b>Proposed Development:</b>	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE OR DEVELOPMENT - INSTALLATION OF VELUX WINDOWS
3.	<b>Location:</b>	THORN BANK, ARLECDON ROAD, ARLECDON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
6.	<b>Publicity Representations &amp; Policy</b>	None required.
7.	<b>Report:</b>	<p><b>Site and Location</b></p> <p>This application relates to Thorn Bank, Arlecdon Road, a detached bungalow located within Arlecdon.</p> <p>The property benefits from an existing loft conversion with two roof lights (1.150m x 0.9m in size) located on the rear roof slope.</p> <p><b>Proposal</b></p> <p>This application seeks a lawful development certificate for a proposed development. The proposal includes the installation of 5 no. velux windows within the roof of the dwelling (including 3 new windows on the front elevation and the replacement of 2 windows on the rear elevation). They will each measure 0.78m x 0.98m in size and they will be level/flush with the existing roof.</p>

## **Planning Policy**

Town and Country Planning Act 1990 – Section 192 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**

The existing detached bungalow benefits from an existing loft conversion with two roof lights and therefore the proposal does not relate to Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 for additions to the roof of a dwelling house.

On this basis, Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 is applicable which relates to other alterations to the roof of a dwelling house.

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

In respect of the provisions of C. –

The proposal comprises the alteration to the roof of a dwelling house.

In respect of the provisions of C.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 proposed alterations (velux windows) will not protrude more than 0.15 metres beyond the plane of the slope of the original roof;
- (c) The height of the proposed alterations will not exceed the height of the highest part of the original roof;
- (d) The development does not comprises that referenced in (i) or (ii);
- (e) The dwelling house was not built under Part 20 of this Schedule.

In respect of the relevant provisions of A.2 -

No additional windows will be located on a roof slope forming a side elevation of the dwelling.

The property benefits from an existing loft conversion and therefore the proposed roof lights will be suitably located to the front and rear roof slope. They will be similar in materials to match the existing dwelling and neighbouring properties, and this will therefore minimise the



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	impact of the development on the surrounding residential area.	
	<u>Conclusion</u> Having considered the proposal against the criteria outline in Class C Part 1 of this Order, I am satisfied that the proposed works comply and falls within the definition of permitted development, therefore the Certificate of Lawfulness should be granted.	
8.	<b>Recommendation:</b> Approval of Certificate of Lawfulness	
	<b>Case Officer: C. Unsworth</b>	<b>Date : 19/06/2023</b>
	<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 22/06/2023</b>
	<b>Dedicated responses to:- N/A</b>	