

STUDIO CHARRETTE

Ref: 20/01222/CLP

TOWN AND COUNTRY PLANNING ACT, 1990: SECTION 192 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT

FIRST SCHEDULE

Replacement roof to existing garage to create home gym.

Plan Type	Reference	Version	Date Received
Combined Plan	0786.P.0101	B	16.06.2020
Block Plan	UNNUMBERED		16.06.2020
Location Plan	UNNUMBERED		16.06.2020

SECOND SCHEDULE

Buxton Church Hill Merstham Redhill Surrey

The Borough of Reigate & Banstead hereby certify that on 22nd June 2020 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1. The proposal, as shown in the submitted plans, is development permitted under Article 3 and Schedule 2, Part 1, Class A (development within the curtilage of a dwellinghouse - the enlargement, improvement or other alteration of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The description of development at the top of this decision letter confirms the Class of development under which your application was considered.

You must read the sections below to see which conditions you have to comply with to ensure your particular development remains permitted. If you do not comply with the relevant conditions your development will need planning permission.

CLASS A PERMITS DEVELOPMENT THAT IS AN ENLARGEMENT, IMPROVEMENT OR OTHER ALTERATION TO A DWELLINGHOUSE SUBJECT TO THE FOLLOWING CONDITIONS:

(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall 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 shall 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; and

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

CLASS B PERMITS DEVELOPMENT THAT IS AN ENLARGEMENT, ADDITION OR ALTERATION TO THE ROOF SUBJECT TO THE FOLLOWING CONDITIONS:

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

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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.

CLASS C PERMITS DEVELOPMENT THAT IS ANY OTHER ALTERATION TO THE ROOF SUBJECT TO THE FOLLOWING CONDITIONS:

Any window located on a roof slope forming a side elevation of the dwellinghouse shall be—

(a) obscure-glazed; and

(b) 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.

If you are unsure as to which class applies to your proposal please contact us on 01737 276000 asking for the duty planning officer, as it is important that you comply with the relevant conditions.

Dated: 17th August 2020

Luci Mould

Director Of Place Services (duly authorised in this behalf)