

Class C

This provides permitted development rights for any other alteration to the roof of a house.

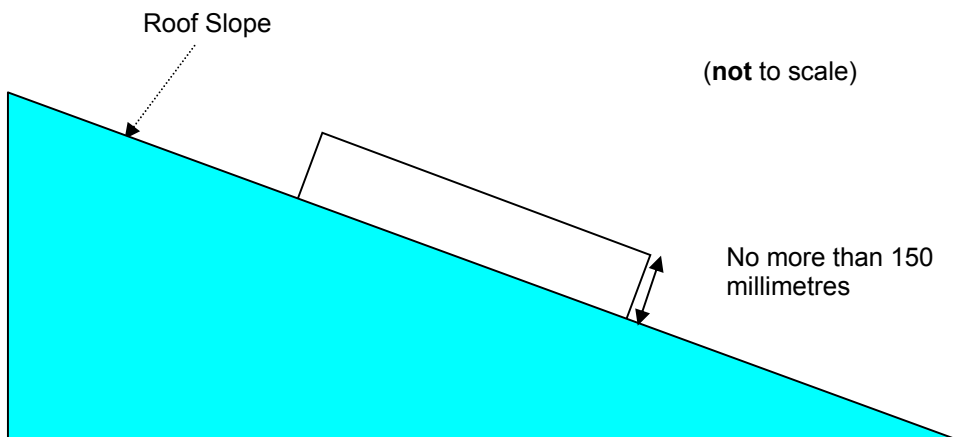
Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of rooflights.

Under Class C the following limits and conditions apply:

C.1 Development is not permitted by Class C if -

- (a) ***the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof***

Any protrusion from a roof, for example, for a rooflight and its frame, will be limited to 150mm:



This limitation to projection from the roof plane should not be applied in cases where the roof of an extension to a house that is permitted development under Class A is joined to the roof of the original house. In such cases, the roof of the extension should not be considered as protruding from the original roof.

- (b) ***it would result in the highest part of the alteration being higher than the highest part of the original roof; or***
- (c) ***it would consist of or include-***
- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or***

Guidance on these limits is covered under Class B above and will also apply to development under Class C. Note, however, that in the case of Class C, measurement of height is made against the *original* roof and not as in Class B where it is the *existing* roof.

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Although solar photovoltaics and solar thermal equipment (ie solar panels) are not permitted development under Class C, they may not require an application for planning permission if they meet the requirements set out under Part 40 of the rules on permitted development.

Conditions

C.2 Development is permitted by Class C subject to the condition that 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

Guidance on these conditions is covered under Class B above and will also apply to development under Class C.