

# PLANNING STATEMENT

*Application for Lawful Development Certificate  
for the erection of a dormer window to rear of  
dwellinghouse (Application under Section 192)*

## Location and Proposal

The application relates to a mid-terraced dwellinghouse on Fieldhead Road.

The application is for a lawful development certificate, submitted in order to demonstrate that the following work would be permitted development and therefore would not require planning permission:

- Erection of a rear dormer window
- Installation of a front roof light

## Planning Assessment

The proposed single-storey rear extension is considered to satisfy the criteria within the General Permitted Development Order (GPDO), Schedule 2, Part 1, Class B:

- The extension would not exceed the height of the highest part of the existing roof;
- The extension does not face the principal elevation of the dwellinghouse;
- The cubic content of the resulting roof space would exceed that of the original roof space by less than 40 cubic metres (measured as 25.6 cubic metres);
- The materials used in the exterior work (timber fascias, fibre cement tile dormer cheeks, and glazing) are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- The enlargement shall be constructed so that the eaves of the original roof are maintained and the edge of the enlargement closest to the eaves of the original roof shall not be less than 0.2 metres from the eaves. No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse;
- There are no windows on a side elevation of the dwellinghouse.

The proposed front roof light is considered to satisfy the criteria within the General Permitted Development Order (GPDO), Schedule 2, Part 1, Class C:

- The alteration would protrude less than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- It would not result in the highest part of the alteration being higher than the highest part of the original roof.