

Part 1, Classes B and C
Addition or Alteration of roof of dwellinghouse



FRONT (EAST FACING) ELEVATION

SIDE (NORTH FACING) ELEVATION

----- REAR (WEST FACING) ELEVATION -----

SIDE (SOUTH FACING) ELEVATION

PROPOSED ELEVATIONS 1:100.

Class B: The enlargement of a house consisting of an alteration to its roof.

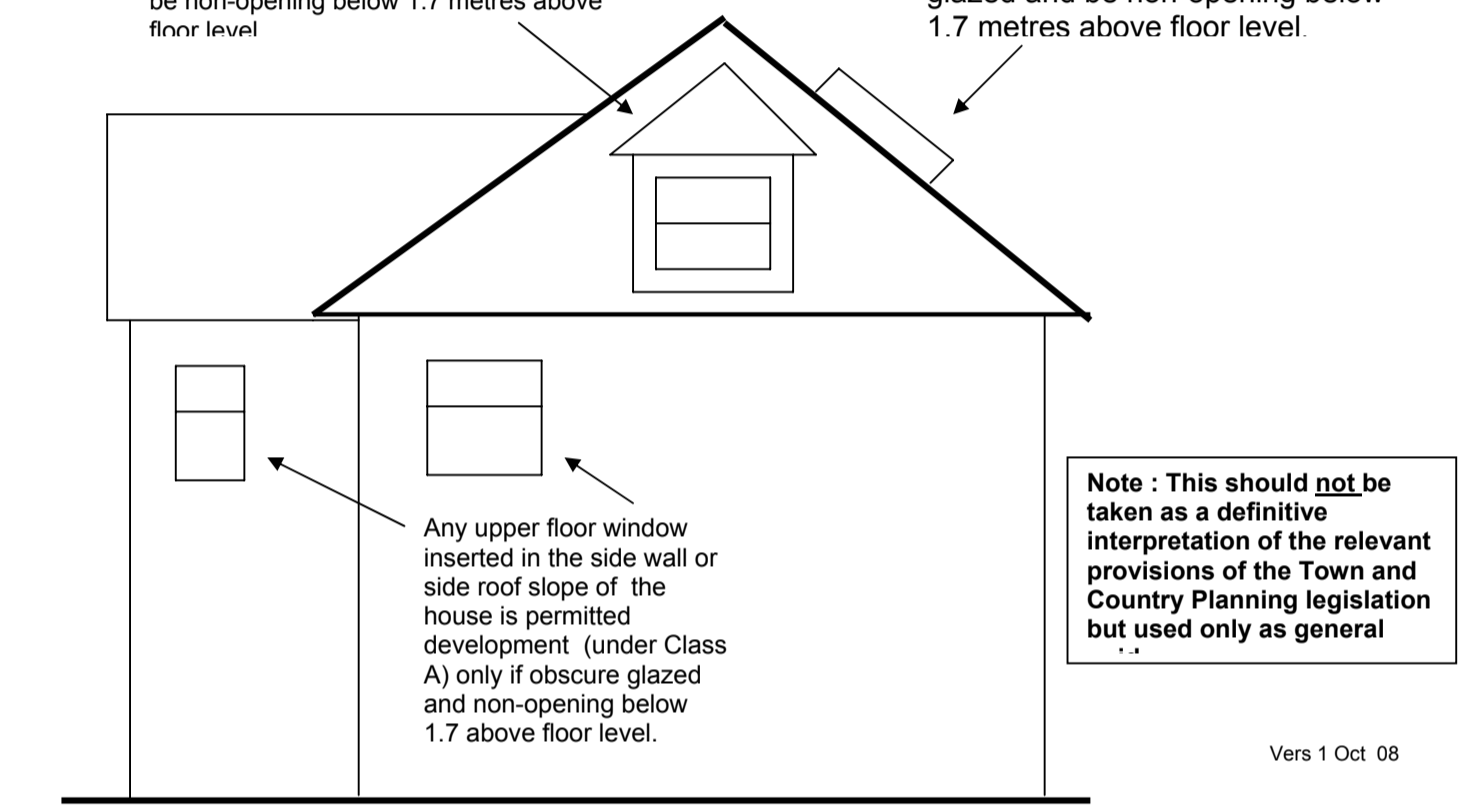
- Permitted development provided that:-**
- No works would exceed height of highest part of existing roof.
 - No works would extend beyond the plane of any existing roof slope which forms the principal elevation and fronts a highway.
 - It does not include the construction of a veranda, balcony or a raised platform higher than 300mm.
 - The cubic content would not exceed the volume of the original roofspace by more than 40 cubic metres in the case of a terrace house or 50 cubic metres in any other case.
 - The dwellinghouse is not within a Conservation Area or an AONB.

- Conditions:-**
- External facing materials shall be of similar appearance to those of existing house.
 - Other than with a hip-to-gable roof enlargement, the edge closest to the eaves of the original roof shall, as far as practicable, be not less than 20 centimetres from the eaves.
 - Any window inserted in a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure glazed and be non-opening below 1.7 metres above floor level.

Class C: Any other alteration to the roof of a house

- Permitted development provided that:-**
- The alteration would not protrude more than 150mm beyond the plane of the original roof slope.
 - It would not be higher than the highest part of the original roof.
 - It would not consist of or include the provision of a chimney, flue, soil and vent pipe or solar panels etc.

- Conditions:-**
- Any window inserted in a wall or roof slope forming a side elevation of the house shall be obscure glazed and be non-opening below 1.7 metres above floor level.



Vers 1 Oct 08

The proposed works fall within Permitted Development under Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; or

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

It does not:

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

It does not. The cubic content of the roof space will increase by 23.2m³ only.

(d) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(e) the dwellinghouse is on article 1(5) land.

It does not.

Conditions

B.2 Development is permitted by Class B 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

It is more than 200mm from the eaves of the original roof.

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

(i) obscure-glazed, and

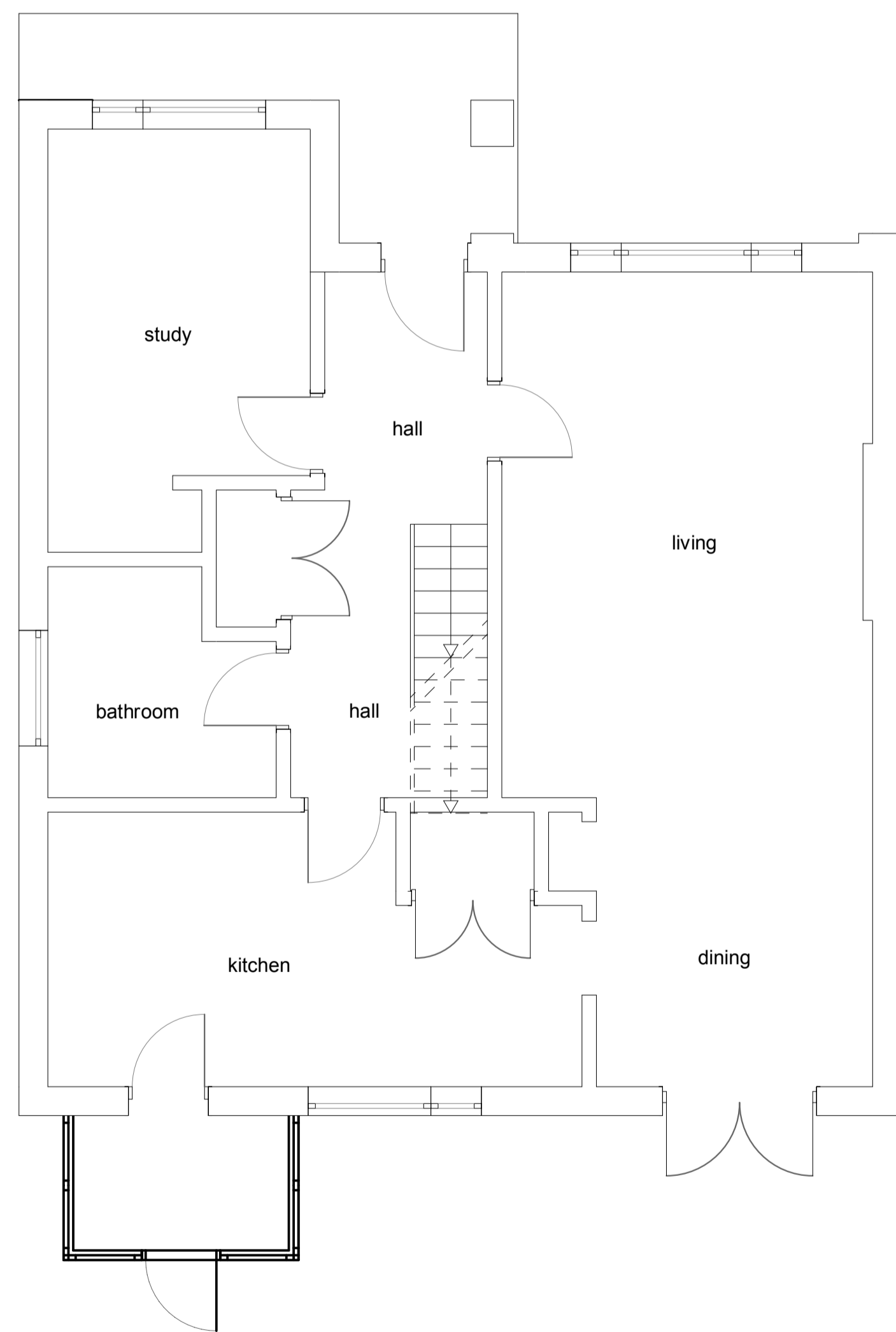
There are no windows proposed on a wall forming a side elevation

(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.

There are no windows proposed on a wall forming a side elevation

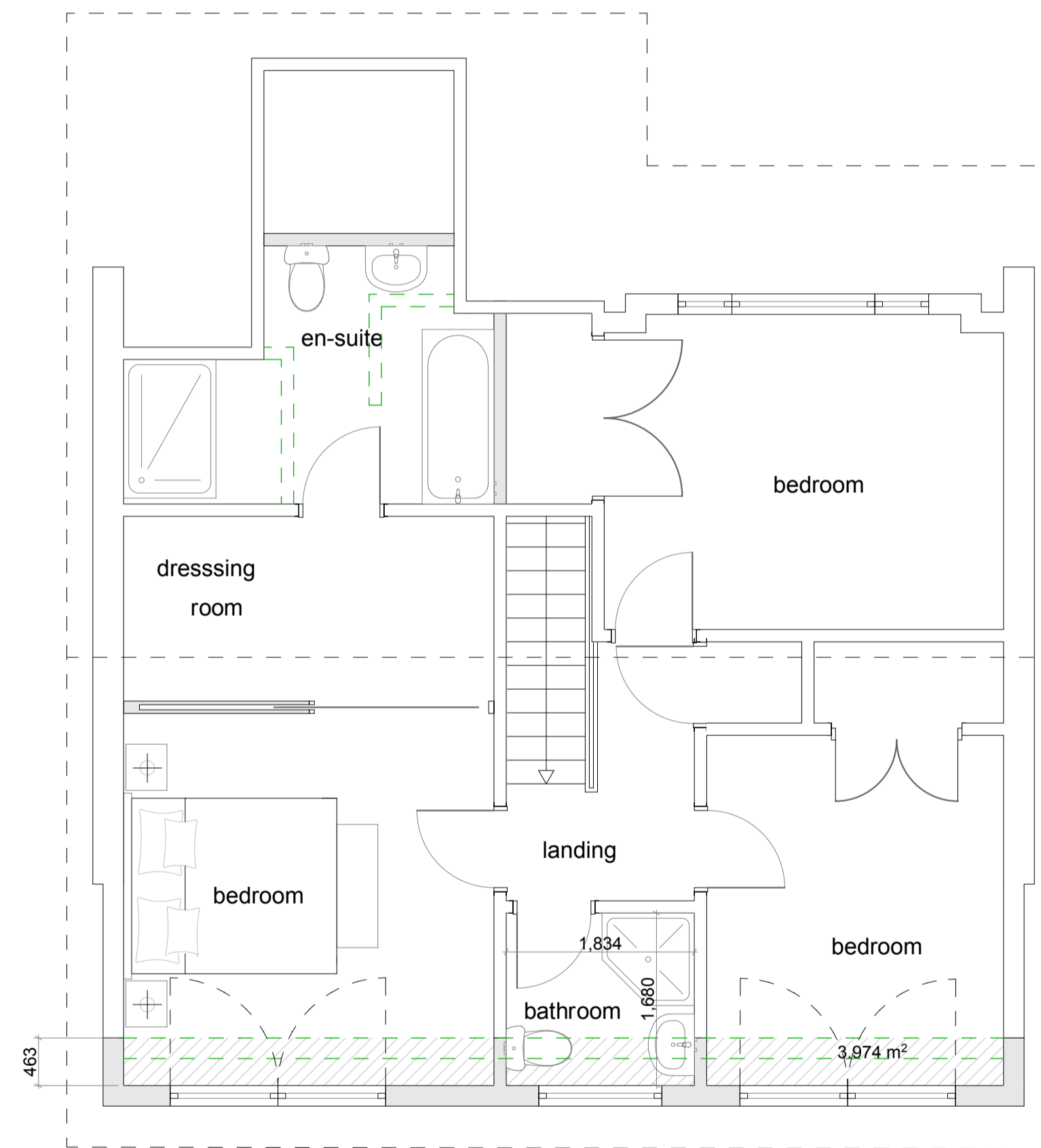
Interpretation of Class B

B.3 For the purposes of Class B "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.



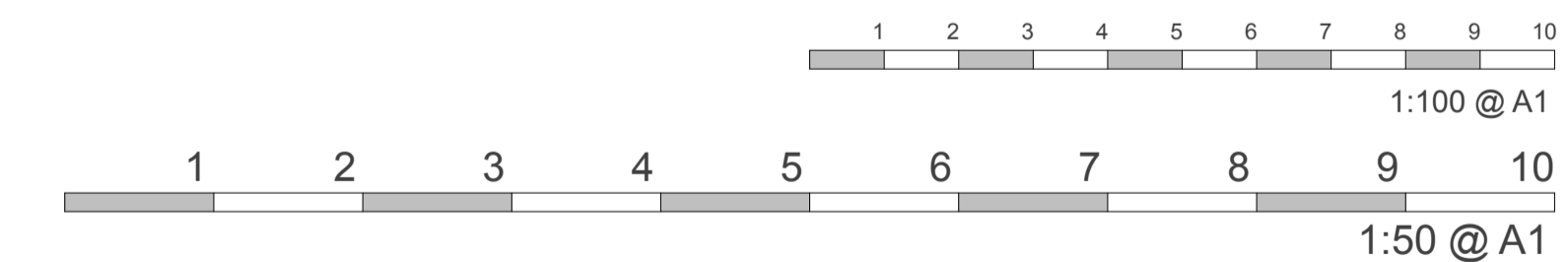
GROUND FLOOR PLAN.

PROPOSED PLANS 1:50.



FIRST FLOOR PLAN.

- KEY**
- EXISTING STRUCTURE
 - WALLS TO BE REMOVED
 - NEW STRUCTURE
 - NEW FLOOR AREA



Work to indicated dimensions only. All dimensions to be confirmed on site. This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation, where applicable. This drawing has been produced for the client and project identified below and is not intended for use by any other purpose other than indicated on this drawing. Report any discrepancies on this drawing to Garrick Architects for clarification.

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Scheme
1A BEECHWOOD AVENUE, BRIGHTON
ROOF ALTERATIONS.

Title
PROPOSED PLANS AND ELEVATIONS.

Client
L.BURT & J.G. HILLS

Scale
1:50 & 100 @ A1

Date
JULY 2021

Drawing Number
2123-P-04

CERTIFICATE OF LAWFUL DEVELOPMENT ONLY