

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE FOR PERMITTED DEVELOPMENT AT SUNNY SIDE HOLMESDALE HIL, Dartford DA4 9DN.

On behalf of our Client, Mr. Steven Bland, we submit this application for a Lawful Development Certificate in relation to the proposed building works at Sunny Side Holmesdale Hill Dartford, London DA4 9DN.

1. Proposed works: Side Dormer and hip to gable loft conversion for Lawful Development under Class B:

- 1.1. The property at Sunny Side Holmesdale Hill is not a listed building.
- 1.2. There are no changes to the existing dwelling house in terms of appearance or street scene.
- 1.3. The proposal does not affect the street traffic flow or parking.
- 1.4. The proposed roof extension would add an additional volume of 46.55 cubic metres, e.g., below the allowance of 50 cubic metres additional roof space for detached dwelling.
- 1.5. The roof extension would not be higher than the highest part of the roof.
- 1.6. Side-facing windows will be obscured Glass.
- 1.7. No extension is proposed beyond the plane of the existing roof slope of the principal elevation that fronts the main road.
- 1.8. The roof enlargement would not overhang the outer face of the wall of the original house.
- 1.09. Materials of the proposed extension will match in appearance to the existing house, comply with the surrounding buildings and the area's character; all dormer walls will be cladded with tiles to match the existing.

2. Proposed works: Installation of two rooflights Reasons for Lawful Development under Class C:

- 2.1. The property is a single residential dwelling house that has not undergone any change of use.
- 2.2. The rooflights would protrude no more than 0.15m from the slope of the original roof.
- 2.3. The rooflights would sit well below the highest point of the original roof.

London, 06/07/2021

Bluelime (Agent)