



Scale 1:50

The enlarged part of the roof does not extend beyond the outface of the original rear wall. Page 36 of the GPDO Technical guidance states that the (0.2m set back requirement) is not required if it can be demonstrated to be unpractical / structurally considered.

In this case the original roof slope would have extended 475mm beyond the intersection of the new enlargement however this is not visible as the original roof overhang / eaves is enveloped by the full width existing single storey flat roof and for neatness and quality of appearance, the barge board / roof line on the side elevation is cut back to the level of the adjoining flat roof below.

This is considered to be acceptable where the GPDO outlines "The enlarged part of the roof may join the original roof to the roof of a rear or side extension, whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other".

The new dormer wall also does not overhang any part of the original rear wall line and will be built up from the internal leaf of the original rear cavity wall as the structural foundation line remains on this line so structural columns will transfer the roof loadings down onto the original foundation in doing so.

Proposals: Proposed addition of Flat roof rear dormer, insertion of 4No. roof windows to front roof slope & associated internal alterations

Flat roof dormer to rear roof slope to be constructed in accordance with the permitted development rights as detailed in Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development)

