



EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

17 Beverley Rise CM11 2HU

Proposed Loft Conversion to a Semi-Detached Dwelling

The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

1. The proposed extension will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
2. The proposed extension will not be built within the grounds of a listed building.
3. No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling
4. No part of the proposed works extends beyond the plane of the existing roof which forms the principal elevation and fronts the highway
5. The edge of any enlargement to the roof (with the exception of the half hip to gable extension) will be not less than 20cm from the eaves of the original roof
6. The cubic content of new roof space is 40.70m³ which is less than allowable volume of 50m³ (see calculations below).
7. External materials will be of similar appearance to those used in the construction of the existing dwelling-house
8. Any proposed side window will be fitted with obscure glazing and will be non-opening below 1.70m above floor level

The proposals are therefore considered allowable as Class A and Class B Permitted Development within the terms of "The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008"

Volume of Total Loft Conversion

Volume of Dormer

$$(3.499 \times 2.247) / 2 = 3.93 \text{m}^3$$
$$6.210 \times 3.20 = 19.872 \text{m}^3$$

Volume of gable roof

$$(3.5 \times 8.30 \times 3.5) / 6 = 16.95 \text{m}^3$$

TOTAL VOLUME= 40.7m³<50m³



Proposed Single Storey Rear Extension to a Semi-Detached Dwelling

The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

1. The proposed extension will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
2. The proposed extension will not be built within the grounds of a listed building.
3. The proposed extension does not exceed more than 50% of the total area of land around the original house.
4. The proposed extension will not be self-contained or form any part of living accommodation.
5. The proposed extension will go beyond the rear wall of the original house by 3m
6. The proposed extension is a single storey rear extension.
7. The proposed extension, and when inside the 2m boundary line, proposes a maximum eaves height of no higher than 3m whilst the ridge and total height of the extension is 4.00m as allowed to be considered permitted development.
8. The proposed extension does not contain any balconies, verandas or decking.
9. The proposed extension will not forward of the principal elevation or side elevation fronting a highway.
10. The proposed extension materials are similar in appearance to the existing house.