

Verification Evidence rear dormer extension 47 Nottingham Road, Gotham, Nottinghamshire

Ground for the Application

Confirm that the property is not in a conservation area and does not have any relevant planning history, and the works meet the requirements of the Permitted Development Rights as set out below (copied from PP website):

The current house:

- Is not a building containing one or more flats, or a flat contained within such a building
- Has not already had additional storeys added to it under permitted development rights
- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.
- Was not built as a 'New Dwellinghouse' under permitted development rights.
- Is not on Article 2(3) designated land*

Limitations on the proposed development:

- Materials must be similar in appearance to the existing house
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
 - 40 cubic metres for terraced houses; or
 - 50 cubic metres otherwise
- Must not exceed the height of the existing roof.
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
- Must not include:
 - verandas, balconies* or raised platforms; or
 - installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'
- Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
- Construction must ensure that:
 1. The eaves of the original roof are maintained (or reinstated)
 2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves (see pages 35-36 of the Technical Guidance below for more details)
 3. The roof enlargement does not overhang the outer face of the wall of the original house

With the exceptions that:

- Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement.
- None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension

We believe the proposals as described within the planning forms and supporting drawings conform with the above permitted development rights.