

## Planning Statement:

### Proposal: Loft Conversion

A loft conversion for your house is considered to be permitted development, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses\*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses\*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas\*\*
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.