



Date: 28th October 2023

Lawful Development Certificate Statement

Dear Sirs,

This statement is relating to a hip to gable loft conversion and erection of two rear dormers at:

**37 Fernwood Drive
Radcliffe on Trent
Nottingham
NG12 1AA**

We believe the Loft conversion is lawful as it meets the following requirements. Please refer to the associated drawings and volumetric workings.

- 1) The loft conversion is on a detached property and is providing less than 50 cubic metres of additional roof space. (see workings overleaf).
- 2) The materials will be as close as possible to the existing, including the dormer cheeks and gable end wall.
- 3) The roof is not extending beyond the front elevation.
- 4) There are no side facing windows.
- 5) The original Eaves are being retained
- 6) The dormers are set back at least 20cm from the original eaves
- 7) The roof enlargement will not overhang the original external wall of the dwelling.

To sum up the volumetrics:

The proposed volume of the house with the hip to gable loft conversion and two rear dormers is:

- 1: hip to gable volume: 30.8 cubic metres
- 2: Rear dormer: 14.86 cubic metres

Total additional volume: 45.66 cubic metres.