

# Verification of Application for Lawful Development Certificate

**17 Brookwood Road, Southampton**

**2184**

**Breslin Architecture**

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**1.0** Project description: Proposed alterations to roof of semi detached dwelling to provide additional rooms in roof.

**2.0** Permitted development compliance: The proposed alterations comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

- The dwelling in which the proposed loft conversion will be built is not on any designated land.
- The proposed loft conversion will not be built within the grounds of a listed building.
- The proposed additional roof space does not exceed more than 50 cubic metres volume allowance for semi detached houses.
- No roof space additions have been created previously in this dwelling.
- The proposed extension will not go beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
- Materials will be similar in appearance to existing house.
- No part of the proposed extension will be higher than the highest part of the existing roof.
- The proposed extension does not contain any verandas, balconies or raised platforms.
- Side-facing windows of the proposed extension will be obscure glazed and any opening parts will be more than 1.7 metres above the floor of the room in which it is installed.
- The proposed roof extension, apart from the hip to gable one, is to be set back at least 20cm from the original eaves.
- The proposed roof enlargement will not overhang the outer face of the wall of the original house.
- In the case where bats were found to be using the loft, advice will be sought from Natural England with regard to survey, protection, licences etc before any work commences.

**3.0** Drawings included:

Existing floor plans 2184/02 and 03  
Existing elevations 2184/04, 05 and 06  
Existing sections 2184/07 and 08  
Proposed floor plans 2184/09, 10 and 11  
Proposed elevations 2184/12, 13 and 14  
Proposed sections 2184/15, 16 and 17  
Proposed staircase 2184/18