



Statement in support of development under permitted development at 39 Summerville Road, Cheam, SM12DU

The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 - Class B – “*additions etc to the roof of a dwellinghouse*” permitted development will not be granted if:

B.1 Development is not permitted by Class B if—

(a) a permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

- Not applicable.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

- The proposed roof will not sit higher than the existing roof ridgeline.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

- The proposed development is located to the side and rear of the property and therefor does not impact the principle elevation.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

- The proposed development will take place within a semi detached property and equal 46.3m³ additional.

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

- None of the above is applicable to this development.

(f) the dwellinghouse is on article 2(3) land.

- The above is not applicable to this development.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

- All new materials will match the existing.

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

- A 200mm min eaves projection will be maintained and no development will sit proud of the existing elevations.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

- No windows are to be installed in the side elevations at first floor.

According to 'The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 - Class C – *“Any other alteration to the roof of a dwellinghouse”* permitted development will not be granted if:

C.1 (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

- New rooflights set within the front pitch will protrude no greater than 150mm beyond the plane of the slope