



**15
BULRUSH CLOSE**

CHATHAM ME5 9BN

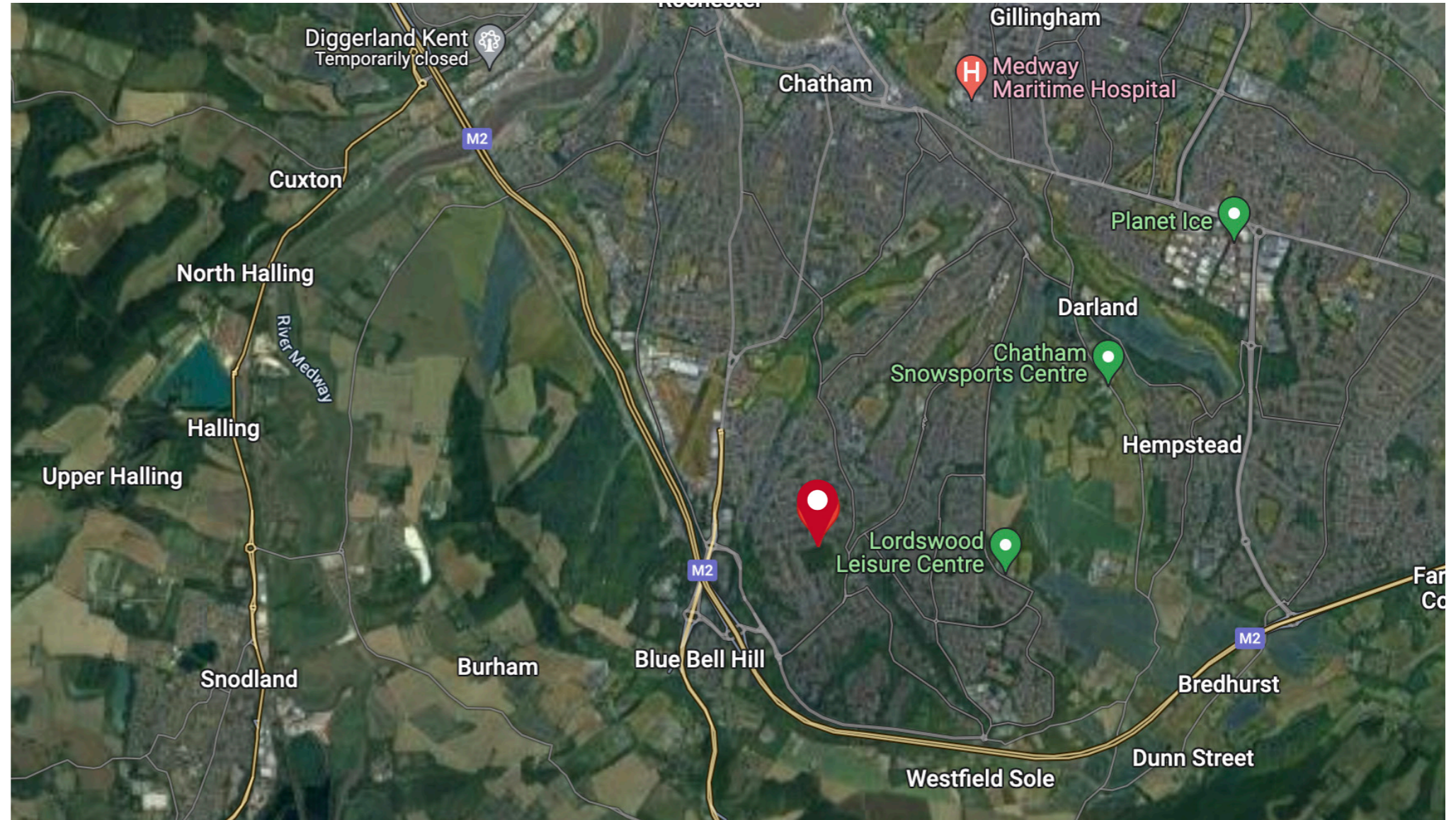
PLANNING STATEMENT

08.01.2024

15 Bulrush Close

Project Particulars

APPLICANT	Chimwemwe Banda 15 Bulrush Close, Chatham, ME5 9BN
ISSUED BY	'Atermon Architecture 34 Priory Road, Barking, Essex IG11 9XL Contact: Nikos Charalambous RIBA-Imaps E: atermon@outlook.com M: 07749138441
PROJECT DESCRIPTION	Permitted development Class B roof extension Class C Rooflights
PROJECT ADDRESS	15 Bulrush Close, Chatham, ME5 9BN
LISTED STATUS	Not Listed
CONSERVATION AREA	Not in Conservation Area
ARTICLE 4	No Article 4 removal of PD rights
ARTICLE 2 (3)	Not applicable
WARD	Lordswood & Walderslade
LOCAL AUTHORITY	Medway Council
DATE	08.01.2024



Aerial map of the location

15 Bulrush Close

Project Description

Description of the Proposal

The proposal is:
Householder's application for certificate of lawfulness for permitted development:

Class B- Roof extension

Class C-Rooflights

The applicant wishes to construct a loft conversion with a rear dormer to increase the number of bedrooms for his extended family.



15 Bulrush Close

Roof extension- Rear Dormer

The Application for Certificate of Lawfulness is for a class B Permitted development, roof extension to terraced house.

The proposed work is permitted development as

a). This is an original house and not a dwellinghouse which has been a result of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

b) no part of the dwellinghouse will, as a result of the works, exceed the height of the highest part of the existing roof

c) no part of the dwellinghouse will, 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 dormer is at the rear part of the house fronting the rear garden

d) the cubic content of the resulting roof space will exceed the cubic content of the original roof space by 34 cubic meters (less than 50 cubic meters, the limit for a detached houses).

e) it does not consist of nor 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

(f) the dwellinghouse is not on article 2(3) land

Planning Statement

The Conditions are satisfied because:

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

(b) the enlargement shall be constructed so that:

aa) the eaves of the original roof are maintained; and

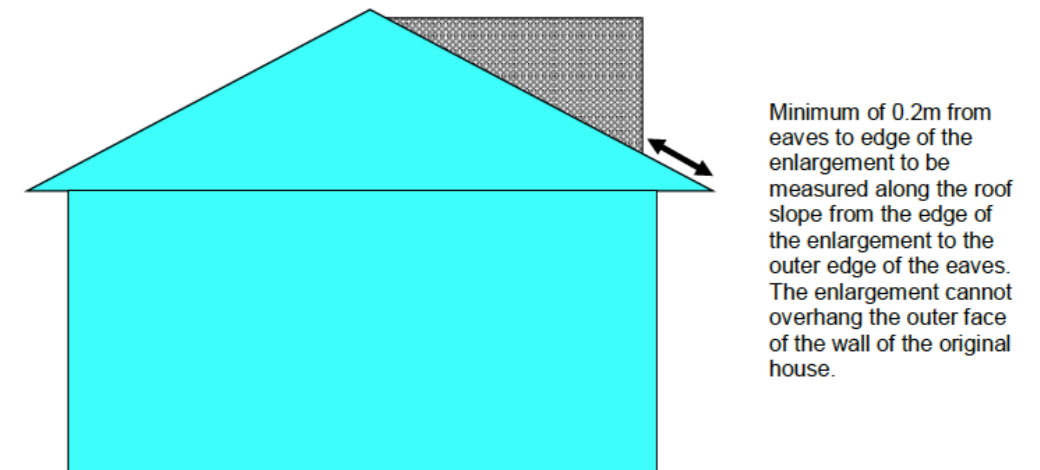
(bb) the edge of the enlargement closest to the eaves of the original roof will be 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves;

and

no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

(c) no window is proposed on a wall or roof slope forming a side elevation of the dwellinghouse.

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



Rooflights

The proposal includes Class C of Part 1 of PDO 2015 permitted development (rooflights).

The proposal is permitted development because:

a) the rooflights will be installed to an original house and not the result of Class M, N, P, PA or Q of Part 3 Schedule of the Permitted Development Order (change of use)

b) the alteration will not 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

c) it would not result in the highest part of the alteration being higher than the highest part of the original roof; or

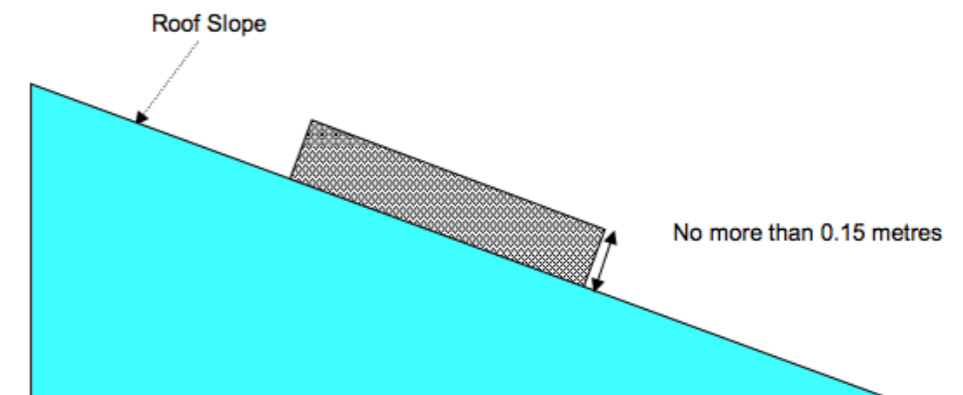
(d) it will not consist of nor include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, nor

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

The conditions for Class C permitted development are satisfied because:

a) No rooflights will be placed at the side elevations..



(This diagram is not to scale)

'ATERMON ARCHITECTURE

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