

## **PLANNING STATEMENT**

Certificate of Lawfulness for a proposed loft conversion at 26 Berry Avenue, Watford, WD24 6RY.

### **Introduction**

26 Berry Avenue Road is semi-detached family house. The applicant is seeking confirmation that the proposed loft conversion is lawful under class B of the General Permitted Development Order.

### **Class B**

Class B allows the enlargement of a dwelling house consisting of an addition or alteration to its roof.

### **Loft Conversion (Roof Extension)**

A loft conversion for a house is considered to be a permitted development, not requiring an application for planning permission, provided the following limits and conditions are met:

1. Loft conversions are not permitted developments for houses on designated land.
2. To be permitted development any additional roof space created must not exceed the volume allowance of 50 cubic meters for semi-detached houses.
3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is not permitted development.
4. Materials to be similar in appearance to the existing house.
5. No part of the extension to be higher than the highest part of the existing roof.
6. Verandas, balconies or raised platforms are not permitted development.
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 meters above the floor of the room in which it is installed.

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane.

We consider that the proposed loft conversion is within the limits set out under the General Permitted Development Order, and therefore the development is lawful.