Commonbond

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Planning Statement

Application for Lawful Development Certificate for the Conversion of roof space with small roof dormer to the rear, with two conservation grade rooflights in the rear roof; With installation of PV units on the rear roof, and dormer roof, installation of ASHP on the flat roof of the existing rear ground floor extension, and replacement windows as marked in the drawings to match style of original but with enhanced thermal performance. (All Work which would be considered permitted development).

Location and Proposal
The application relates to a semi-detached dwellinghouse at 43 Dulwich Wood Avenue

The application is for a lawful development certificate, submitted in order to demonstrate that the following work would be permitted development and therefore would not require planning permission:

- Conversion of the the roof space with small rear facing roof dormer, and conservation grade roof lights.
- Installation of new PV units
- Installation of ASHP on the flat roof of the existing rear ground floor extension.
- Replacement windows as marked.

Planning Assessment
The proposed works are considered to satisfy the criteria within the General Permitted Development Order (GPDO), Schedule 2, Part 1, Class B (additions etc to the roof):

- B1b - The works would not exceed the height of the highest part of the existing roof
- B1c - The works would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- B1d - The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.
- B1e - It would not include the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- B1f - The dwelling house is not on article 2(3) land
- B2a - 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.
- B2b - The proposed enlargement shall be constructed so that (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 shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse
- B2c - There are no proposed windows on the side elevation of the roof dormer.

The proposed works are considered to satisfy the criteria within the General Permitted Development Order (GPDO), Schedule 2, Part 1, Class C (other alterations to the roof):

- C1b - 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. Roof lights are conservation grade and therefore have a low profile less than 15cm from the roof surface.

Schedule 2, Part 14 (Renewable energy)

Class A – installation or alteration etc of solar equipment on domestic premises

- A1a - the solar PV would not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- A2a - the solar PV equipment is sited so as to minimise its effect on the external appearance of the building
- A2b - solar PV equipment is sited so as to minimise its effect on the amenity of the area
- B1b - The proposed solar is not standalone and is integrated into the roofs as shown.

Class G – installation or alteration etc of air source heat pumps on domestic premises

- G - the installation, alteration or replacement of a microgeneration air source heat pump is permitted development.
- G2a - The air source heat pump is the only proposed ASHP in the development.
- G2b /c - There is not an exiting or proposed wind-turbine or standalone wind turbine within the curtilage of the dwelling house.
- G2d - The air source heat pump's outdoor compressor is less than 0.6 cubic metres.
- G2e - No part of the part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwelling house.
- G2f - The air source heat pump would not be installed on a pitched roof
- G2g - the air source heat pump would not be installed on a flat roof where it would be within 1 metre of the external edge of that roof;