



11 Place Farm House • Place Farm Way • Monks Risborough • Buckinghamshire • HP27 9JQ

t 01844 274472 f 01844 273051 e mail@cox-clifford.co.uk www.cox-clifford.co.uk

Application for a Lawful Development Certificate at 126 Mandeville Road Aylesbury HP21 8AJ

Proposal

Loft conversion including alterations to form gable end from hipped roof, rear dormer, insertion of three rooflights and removal of rear chimney.

It is considered that a lawful development certificate should be granted for the following reasons:-

1. Class B - Dormer ridge height will not exceed the highest part of the existing roof. The proposed dormer shall be constructed so that –
 - (i) The eaves of the original roof are maintained or reinstated.
 - (ii) The edge of the dormer closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves, measured along the roof slope from the outside edge of the eaves.
 - (iii) No part of the proposed dormers extends beyond the outside face of any external wall of the original dwelling house.
2. Class B - No part of the dwelling house as a result of the loft conversion, will extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
3. Class B - The cubic content of the resulting roof space of the proposed alterations to form a gable end from a hipped roof and construction of rear dormer will not exceed the cubic content of the original roof space by more than 50 cubic metres. The proposals would increase the roof space by 49.8 cubic metres. A lawful development certificated was issued to form a gable end from a hipped roof at 115 Mandeville Road Aylesbury application number 09/00837/ACL in 2009.
4. Class B - The loft conversion will not consist of or include the construction or provision of a veranda, balcony or raised platform.
5. Class B - 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 dwelling house.
6. Class B - The existing dwelling house is not on designated land.
7. Class C - The roof lights will not project more than 150mm beyond the plane of the slope of the existing roof.
8. Class C - Removal of rear chimney, a lawful development certificated was issued for the removal of a chimney at 115 Mandeville Road Aylesbury application number 09/00836/ACL in 2009.