

Planning Statement

In respect of;

*PROPOSED DEVELOPMENT FOR LOFT (L SHAPE)
CONVERSION WITH REAR DORMERS AT*

173 MASTERMAN ROAD, LONDON, E6 3NN

17/01/2024

Prepared by

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CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

The development is permitted and complies with relevant policies.

It is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1. The operations come within the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.

2. The operations come within the provisions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.
3. The enlarged part of the roof may join the original roof to the roof of a rear or side extension (generally referred to as an 'L-shaped dormer' on a main roof and 'outrigger' or 'back addition' roof), whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other.

The development is permitted by Class B and will comply with all below conditions,

(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 dwelling house;

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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.

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be-

(a) obscure-glazed; and

(b) 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.

Development is within 40m³

The proposal would comply with relevant planning policies and a lawfulness certificate should be granted.

End of statement