

Development Control,
 Epsom & Ewell Borough Council,
 Town Hall, The Parade,
 Epsom,
 KT18 5BY

22nd January 2024

Dear Sirs,

Re: Permitted Development - Class B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

We submit a Lawful Certificate application for the proposed erection of dormer on the outrigger to 145 Thorndon Gardens, Epsom, KT19 0QE.

This proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

This application is accompanied by a site plan, CIL form, the application forms and plans and elevations.

Planning / Building Background:

Local searches carried out recently confirm that there are no planning or building regulations enforcement notices in relation to the property and that the property is not subject to any direction restricting permitted development.

Development parameters

B.1. Development is not permitted by Class B if—	
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	Complies Dwellinghouse has been used as a dwellinghouse since erection.
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies No part of the works will exceed the existing main ridge line.
(c) any part of the dwellinghouse would, 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;	Complies No proposed works on the front roof slope.

<p>(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i)40 cubic metres in the case of a terrace house, or (ii)50 cubic metres in any other case;</p>	<p>Complies The house is a terraced house where supporting information has been submitted demonstrating a volume less than 40 cubic metres.</p>
<p>(e) it would consist of or 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; or</p>	<p>Complies No verandah, balcony or raised platform is proposed. No installation, alteration or replacement of a chimney, flue or soil and vent pipe.</p>
<p>(f) the dwellinghouse is on article 2(3) land.</p>	<p>Complies The house is not on article 2(3) land.</p>

Given the above assessment, the proposal complies with the parameters of Class B and development is permitted by Class B subject to the conditions set out below.

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **demonstrated in the submitted drawings.**

(b) the enlargement must be constructed so that—

(i)other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa)the eaves of the original roof are maintained or reinstated; and **complies**

(bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and **confirmed. The rear outrigger dormer joins the rear dormer as quoted in Permitted development rights for householders Technical Guidance “This 0.2m set back will be required unless it can be demonstrated that this is not possible due to practical or structural considerations. One circumstance where it will not prove practical to maintain this 0.2m distance will be where a dormer on a side extension of a house joins an existing, or proposed, dormer on the main roof of the house.”**

(ii)other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and **complies**

(c)any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i)obscure-glazed, and **complies**

(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. **complies**

Conclusion: I believe that the case provided by this application and its supporting documentation (as listed below) is strong and merits approval. Should you have any queries or require further information, please do not hesitate to contact me within reasonable time scales to allow for a timely response.

Yours faithfully,

A black rectangular redaction box covering the signature of Lee Whiteman.

Lee Whiteman
Director
BA(Hons) MArch ARB RIBA
For: Whiteman Architects Ltd