

**Evidence to Verify Application for Certificate of Lawful Development at:**

**Danforth, Argent Street, Grays, Thurrock, RM17 6PH**

The proposal is for a loft conversion, including rear dormer and skylights to the front roof as well as 3m full width rear extension with flat roof.

The existing property is a link detached property where the connected single storey garage is connected to the neighbouring party wall.

Regarding the dormer extension we note the following;

**Class B - The enlargement of a dwelling house consisting of an addition or alteration to its roof.**

- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- The cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres
- No part of the proposed extension extends beyond the plane of any existing roof slope, which forms the principal elevation of the dwelling house and fronts a highway
- The property is not on Article 2(3) land.
- The proposed materials are of similar appearance to those of the existing dwelling house.
- The eaves of the original roof are maintained or reinstated and 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

Regarding the rear extension we note the following;

**Class A – enlargement, improvement or alteration**

- The proposed extension extends 3m beyond the rear of the original dwelling, which is permitted under Class A Permitted Development
- The height of the eaves does not exceed 3m in height.
- The overall height of the extension does not exceed 4m.
- The extension does not increase the area of ground covered by extensions to beyond 50% of the curtilage of the original house
- 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.

The proposals are therefore considered allowable as Class A & B Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008”