

Project: 93 Western Road, BILLERICAY, CM12 9DT

Date: January 2024

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website.

Loft Conversion

The relevant guidance for this proposal is set below and can be found under the heading of Loft Conversion and other alterations.

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas**
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.

Roof lights will meet the following conditions:

- Any alteration to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor.

Single Storey Extension

The relevant guidance for this proposal is set out below:

- 1. Existing house is not a listed building and is not in a conservation area
- 2. The proposal is for a single storey rear extension to an existing end of terraced dwelling.
- 3. The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- 4. The proposed extension does not extend beyond the rear wall of the original building by more than 3.0m, and does not exceed 4.0m in height.
- 5. The eaves height within 2.0m of the site boundary is less than 3.0m high
- 6. The proposed materials are of similar appearance to those of the existing dwelling house.