

Evidence to Verify Application for Lawful Development Certificate for
27 Oakdene Road, Watford, WD246RN, Hertfordshire

On behalf my Client Mr and Mrs jeeva submit this application for Lawful development Certificate in relation to the proposed building works to no 27 Oakdene Road Watford, Wd246RN

Site and Surroundings

The site comprises a two-story, semi-detached property. It is not located in a designated conservation area or other article 2(3) land. Proposed Development Roof Extension to provide additional habitable accommodation in the loft space. The rear dormer will have 2 no's of windows, one to the bedroom and one for the bathroom. The front of the roof will have 3 no's of Velux Roof lights and the side of the gable end will have 1no obscure window.

Reasons for Lawful Development under class B:

The Property is not a Listed Building There are no changes to the house in terms of the appearance of the street scene. The proposal does not effect the street traffic flow or parking. The proposed roof extension would add an additional volume of 42.8 cubic meters, e.g. below the allowance of 50 cubic meters of additional roof space for a semi- detached house.

Volume of Rear Dormer – Main roof

Depth: 3.6m

Width: 5.3m

→ 26.71m³

Height: 2.8m

N.B: Volume = ½ X height x depth x width

Volume of Gable End

Depth: 3.7m

Width: 6m

→ 11.47m³

Height: 3.1m

N.B: Volume = height x depth x width ÷ 6

Total Volume = 26.71 + 11.47 + 11.47 = 38.18 = 38.18M³

The roof extension would not be higher than the highest part of the existing roof. 1no side facing window to be obscure.

No extension is proposed beyond the plane of the existing roof slop of the principal elevation that fronts the main road

Reasons for Lawful Development under Class C:

The property is a single residential dwelling house that has not undergone any change of use. The roof lights would protrude no more than 150mm from the slope of the original roof. The roof lights will sit below the highest point of the original roof.

For further information, please see enclosed drawings submitted with this application.

Yours sincerely

Shami Mendis Ba (Hons), Dip Arch (Oxford) RIBA

Director

MENDISIGN Ltd

9 Oakdene Road
Watford, WD24 6RN
Hertfordshire

T: 07500947869
E: shami_mendis@hotmail.com
Company Registration No; **13735222**