



# DesignHouse

Architectural and Building Consultants

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## **Reasons Why It Is Considered That The Proposed Loft Conversion Should Be Granted A Lawful Development Certificate**

Under Class B:-

1. No part of the proposed roof extension exceeds the height of the highest point of the original dwelling's roof.
2. No part of the proposed roof extension will extend beyond the plane of any existing roof forming the principal elevation of the dwelling house that fronts a highway.
3. The cubic content of the proposed works will not exceed 50m<sup>3</sup> in this case, the original dwelling house being semi-detached. Please see the proposed drawing for actual volume calculations.
4. The proposed roof extension does not consist of or include: a veranda, balcony or raised platform; the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
5. The external material used in the roof extension will match the existing materials used on the exterior of the existing dwelling house.
6. The proposed eaves are maintained on the rear extension, the edge of the roof extension (except the hip to gable extension) will be kept a minimum of 0.20m in from the eaves measured along the roof slope from the outside of the eaves.
7. No part of the proposed roof extension extends beyond the outside face of any external wall of the original dwelling house.
8. Any windows inserted in the side wall of the dwelling house shall be both obscured and non-opening.
9. Under Class C - No roof light would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof or be higher than the highest point of the roof on the original dwelling house.
10. Under Class G – The height of any alteration to a soil and vent pipe will not exceed the highest point of the original roof by 1.0m, will not front a highway nor be on a principal elevation or side elevation.

