



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Supporting Statement

**Rear dormer extension to facilitate loft
conversion**

at:

**8 Cob Grove, Bomere Heath, Shrewsbury,
Shropshire SY4 3PT**

**Prepared by Planning By Design
on behalf of Andy Johnson**

Introduction

On behalf of our client Andy Johnson (the “Applicant”), we enclose an application for a Lawful Development Certificate for a proposed dormer extension to facilitate a loft conversion at 8 Cob Grove, Bomere Heath, Shrewsbury, Shropshire SY4 3PT.

This supporting statement has been prepared to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute as Permitted Development as per the General Permitted Development Order (as amended) 2015.

The application documentation, which has been submitted to Shropshire Council as the Local Planning Authority via the Planning Portal (ref. PP-12814304) comprises the following:

- Completed Application Form and Certificate Notice;
- Supporting Statement (prepared by Planning by Design); and
- Planning Drawings (prepared by Planning by Design).

Evidency to Verify Application

The following sections seeks to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute as Permitted Development (PD) under the GDPO.

Accordance with the General Permitted Development Order

Class B of the General Permitted Development Order 2015 (as amended) are recognised as the primary considerations for the decision of the proposed scheme. The proposed works follows the conditions and limitations set in Class B of the GDPO:

- 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);
- b) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- 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;
- 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;
- 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
- f) The dwellinghouse is on article 2(3) land.

Additionally, the proposal will meet all necessary conditions of Class B in that:

- 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;
- 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—
 - The eaves of the original roof are maintained or reinstated; and
 - 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
 - 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
- c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - i. Obscure-glazed, and
 - 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.

Proposal

The application seeks confirmation for the proposed rear dormer extension under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).

The proposed extension is for larger bedrooms that have en-suites, for the current inhabitants of the property. Four windows are proposed along the rear elevation. The proposal will incorporate materials to match the existing property.

The proposal establishes a need for altered housing to meet modern needs. As new homes are at a high price, altering existing housing where possible should be supported as an appropriate alternative to produce new/modern residential accommodation. The proposal not only meets this need but does so in a way that is sustainable and makes efficient use of existing land/floorspace.

Conclusion

Overall, it is considered that the proposals are compliant with the GPDO. We kindly request that the Council approves the a Lawful Development Certificate (Proposed Use) for this proposed extension without delay in line with the National Planning Policy Framework.

Should any further information be required to assist in the Council's decision in the issuing of a Lawful Development Certificate for this proposal, please do not hesitate to contact Planning by Design directly.