



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

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**Certificate of Lawfulness: Dormer Window  
(Proposed Use)**

**95 Main Road, Parson Drove, PE13 4LA**

**Planning Statement**

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use or operations would be lawful for planning purposes. The applicant is seeking a certificate of proposed lawful development to install a dormer to rear roof of a terrace bungalow to facilitate additional living space.

- The dormer will be considered under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (*The enlargement of a dwellinghouse consisting of an addition or alteration to its roof*).

Development not permitted	Complies
B.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N/A
B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	YES
B.1 (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;	YES
B.1 (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	YES

(ii) 50 cubic metres in any other case;	N/A
<b>B.1 (e) it would consist of or include -</b>	
(i) the construction or provision of a veranda, balcony or raised platform, or	YES
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe	YES
<b>B.1 (f) the dwellinghouse is on article 2(3) land.; or</b>	YES
<b>B.1 (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or</b>	N/A
<b>B.1 (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).</b>	N/A

<b>Conditions</b>	
<b>B.2 (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>	YES
<b>B.2 (b) the enlargement must be constructed so that—</b>  <b>(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—</b>	

<b>(aa) the eaves of the original roof are maintained or reinstated; and</b>	<b>YES</b>
<b>(bb) 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</b>	<b>YES</b>
<b>(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</b>	<b>YES</b>
<b>B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</b>  <b>(i) obscure-glazed, and</b>  <b>(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.</b>	<b>N/A</b>

**In summary, the proposed development complies with all criteria of Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. Accordingly, a Certificate should be granted.**