

EXECUTIVE SUMMARY

1 Long Sutton Drive, Fleet, Hampshire, GU51 1EA
Produced on behalf of Mr Pound & Miss McCready

PLANNING ISSUE
LAWFUL DEVELOPMENT CERTIFICATE
FEBRUARY 2024

Executive summary regarding the proposed loft conversion to no. 1 Long Sutton Drive, Fleet, Hampshire GU51 1EA (Lawful Development Certificate)

Produced on behalf of Mr Pound and Miss McCready

Client –
Mr Pound & Miss McCready

Project Site Address –
1 Long Sutton Drive
Fleet
Hampshire
GU51 1EA

PRA - Ref: 0177
Date: 22.02.2024

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This report has been prepared to form part of the Lawful Development Certificate planning application and provides an overview of the scheme.

The proposed scheme is a loft conversion at to 1 Long Sutton Drive. The proposal as denoted above has been designed to meet all requirements under Permitted development rights.

The scheme is a light touch yet modern and contemporary solution that creates the required additional family space Mr Pound & Miss McCready seek

. The design meets current design standards and planning policies including permitted development rights.

We believe the proposed design provides a great architectural addition and solution to 1 Long Sutton Drive, with regards to the internal arrangement and the design to create an additional bedroom and storage for the family.

The design respects the character and appearance of the area and positively respects the location by ensuring the existing building is retained in position while merely adding a roof lights to facilitate the loft conversion.

Key information regarding the design:

The scheme has created required space for the family by incorporating a loft conversion, while only adding roof lights to the roof.

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:

The loft conversion has been design to Permitted development rights as per the Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses
- 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
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- 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

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The above items have been incorporated into the proposed design, the cubic area is retained as per the existing loft space as no additional dormer design has been included.

The roof is under the allowed 50 cubic metres the equation is as per the below figures.

Working calculation/ figures -

A – The depth of the main roof (i.e. the length from the front wall of the building to the back wall of the building)

B – The height of the main roof

C – The distance from the ridge to the eaves in the plan

A = 9 metre

B = 4 m

C = 4.9 m

Formula: $9\text{m} \times \frac{1}{2} 4\text{m} \times \frac{1}{3} 3.6\text{m} = 21.6 \text{ m}^3$

The design does not hold any additional cubic area space as the proposal does not hold any new roof changes or additional cubic area by the means of dormer window incorporation.

We note the dwelling does not sit within any planning constraints, including Article 2(3) designated land.

The scheme is believed to be designed in line with national, regional and local planning policies. We feel the scheme enhances the house with regards to modern day living requirements and responds architecturally with regards to the surrounding neighbourhood.

We strongly believe the scheme does not have any adverse effect on the land and neighbouring properties. The scheme sits well within the properties boundary line and does not cause any overlooking or shadowing (loss of light) issues.

Please note additional information regarding the design is illustrated within the Design Report and on the supplied architectural drawings.

We trust we have provided all the required information for this proposal to be processed by Hart District Council.

Philip Roy
Chartered Architect
PRA – Philip Roy Architecture