



Introduction

We have been instructed by the Applicants, Mr and Mrs Cole to prepare and submit a Certificate of Lawfulness application for their property at 8 Westminster Close, Basingstoke, Hampshire, RG22 4PP.

The application seeks to undertake a loft conversion to the existing property.

This Statement includes our justification that the development is acceptable within Permitted Development Rights and provides accompanying calculations.

February 2024
Mr and Mrs Cole
8 Westminster Close, Basingstoke, Hampshire, RG22 4PP
PERMITTED DEVELOPMENT STATEMENT

Permitted Development Rights

The property benefits from all Permitted Development Rights.

It is therefore considered that the loft conversion works comply with the Town and Country (General Permitted Development) (England) Order 2015. The relevant Permitted Development Classes for this proposal being Class A and B as set out in the Permitted Development Criteria September 2019 Technical Guidance.

Roof Conversion Works – Checklist – Class B

B.1a Property constructed under class M, N, P, PA, Q

No, the property was not constructed under the above classes.

B.1b Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

No, the dormer height will not exceed the current height of the highest part of the existing roof.

B.1c 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.

No projection or extension beyond the plane of the existing front roof slope is proposed.

B.1d Cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres (detached property)

*No, the additional roof space does not exceed 50 cubic metres.
See following calculations of existing, extended and proposed roof space.*

B.1e i) It would consist of a verandah, balcony or raised platform

No, the proposal does not include these elements

ii) the installation, alteration, replacement of a chimney, flue or soil and vent pipe

No, the proposal does not include for these

B.1f the dwelling is on article 2(3) land

No, the property is not on article 2(3) land

B.2a Materials used in any exterior work shall be of a similar appearance

Yes, the exterior face of the dormers is proposed to be of tile and would therefore match the existing materials. Flat roof materials are acceptable as per the technical guidance.

B.2b enlargement constructed so that:

i) other than 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

aa) – the eaves of the original roof are maintained/reinstated

Yes, the eaves are maintained in this proposal.

bb) – the edge of the enlargement closest to the eaves be not less than 0.2 metres from the eaves

Yes, the proposal meets this dimension

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.

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Yes, correct, the proposal does not extend beyond the outside face of any external wall of the original dwellinghouse.

Note that the technical guidance also states: This 0.2m set back will be required unless it can be demonstrated that this is not possible due to practical or structural considerations. One circumstance where it will not prove practical to maintain this 0.2m distance will be where a dormer on a side extension of a house joins an existing, or proposed, dormer on the main roof of the house.

The enlarged part of the roof must not extend beyond the outer face of any wall of the original house if it is to qualify as permitted development, unless it joins the original roof to the roof of a rear or side extension. An interpretative provision at paragraph B.4 of Class B clarifies that for these purposes any roof tiles, guttering, fascias, barge boards or other minor roof details which overhang the outer face of the wall should not be considered part of the roof enlargement.

The enlarged part of the roof may join the original roof to the roof of a rear or side extension (generally referred to as an 'L-shaped dormer' on a main roof and 'outrigger' or 'back addition' roof), whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other.

This means that within this technical guidance the 0.2m distance could be removed from the rear dormer thereby extending the proposed dormer to the rear elevation wall.

- B.2c any window on a wall or roof slope forming a side elevation is i) obscured and ii) non opening below 1.7metres of the floor
Confirmed, however there is no proposed side elevation window.

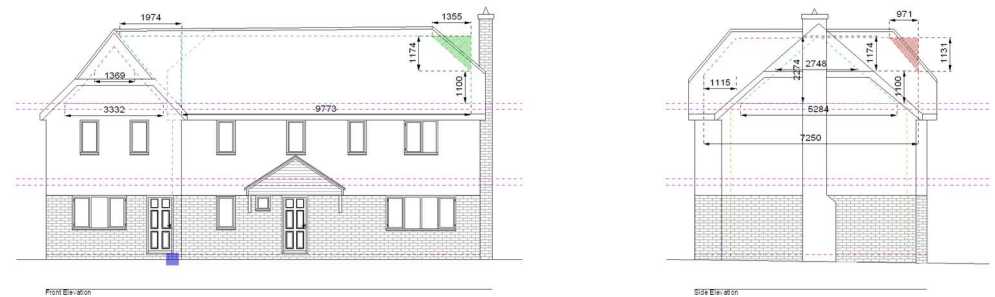
Roof space Calculation.

The property has previously been extended and therefore any increase in that roof space needs to be taken into consideration.

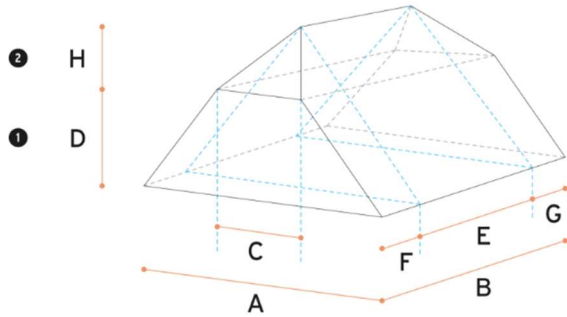
The best way to calculate the roof volume of 8 Westminster Close, Basingstoke is to firstly calculate the original roof volume and then calculate the extensions already undertaken.

The original roof was pitched front to back with small half hips to either side.

The below shows the calculations that have been used when calculating the volume of the roof and also a screen grab showing the dimensions used.



Half-hip roof | skeleton



Half-hip roof | formula

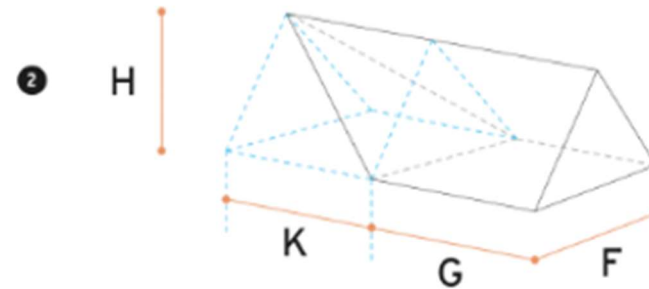
$$\begin{aligned} \textcircled{1} & (A+C) / 2 \times B \times D = \dots\dots\dots \text{m}^3 \\ \textcircled{2a} & C \times E \times H / 2 = \dots\dots\dots \text{m}^3 \\ \textcircled{2b} & C \times (F+G) \times H / 3 = \dots\dots\dots \text{m}^3 + \\ & \dots\dots\dots \text{m}^3 \end{aligned}$$

Our calculation would therefore be –
 $(5.284 + 2.748) / 2 \times 9.773 \times 1.100 = 43.173$
 $2.748 \times 7.063 \times 1.174 / 2 = 11.393$
 $2.748 \times (1.355 + 1.355) \times 1.174 / 3 = 2.914$
 Total – 57.480m³

The property was then extended to its side.
 The roof is pitched side to side with small half hips to the front and back.

Using the same calculation as before for a half hip roof:
 $(3.332 + 1.369) / 2 \times 7.250 \times 1.110 = 18.91$
 $1.69 \times 5.021 \times 1.131 / 2 = 3.883$
 $1.369 \times (1.115 + 1.115) \times 1.131 / 3 = 1.15$
 Total – 23.94m³

To calculate the volume of the intersection between the two half hip roofs, the following formula can be used, however this does not take into consideration the half hip end that exists and therefore its volume needs to be added back - the calculated hip end amounts to 1.45m³



$$\textcircled{2b} F \times K \times H / 6 = \dots\dots\dots \text{m}^3$$

The calculation would therefore be:
 $5.284 \times 1.974 \times 2.274 / 6 = 3.953\text{m}^3$ (plus 1.45m³)

Final total.

Original roof – 57.480m³

Extensions – 23.94 + 3.953 + 1.45 = 29.34m³

Total amount remaining to extend from the PD 50m³ – 20.66m³

In the previous consented application and as detailed in the officers report, it was realised that the dormer was 0.23m³ over the allowed 50m³ ruling. Using the above calculations it was confirmed that shortening the width of the dormer by 83mm would bring the dormer inline with the available volume of 20.66. We have therefore amended the proposal reducing the width of the dormer by 100mm from 8.26m as confirmed in the Officers Report, to 8.16m.

Conclusion

It is considered that the proposed alterations accord with Permitted Development Rights and a Certificate of Lawfulness should be provided.

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