

Planning Statement

Project: 34 Finchley Way, London N3 1AH

Planning permission is not normally required. However, permission is required where you extend or alter the roof space and it exceeds specified limits and conditions.

Under new regulations that came into effect from 1 October 2008 a loft conversion for a house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

Type: Loft Conversion, Class B

1. A volume allowance of 40 cubic meters additional roof space for terraced houses
2. A volume allowance of 50 cubic meters additional roof space for detached and semi-detached houses
3. No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
4. No extension to be higher than the highest part of the roof
5. Materials to be similar in appearance to the existing house
6. No verandas, balconies or raised platforms
7. Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
8. Roof extensions not to be permitted development in designated areas
9. Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.

This Application meets all of the above limits and conditions.

1. Not applicable as the property is a semi-detached house.
2. The volume of the proposed loft extension is less than 50m^3 (41m^2).
3. The proposed loft extension does not exceed beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
4. The proposed loft extension is not higher than the highest part of the existing roof.
5. The materials of the proposed loft extension will match the existing material.
6. No verandas, balconies or raised platforms are proposed.
7. The proposed side-facing windows are obscure-glazed and non-openable.
8. The proposal is not in a designated area.
9. The proposed roof extension is set back more than 20cm from the existing eaves (52cm).

This Application meets all limits and conditions and therefore should be considered as General Permitted Development.

Type: Single Story Extension, Class A

1. On designated land cladding of any part of the exterior of a dwelling (and extensions) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.
2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
* Sheds and other outbuildings must be included when calculating the above 50% limit.
3. Extensions forward of the principal elevation or side elevation of a house and fronting a highway are NOT permitted development.
4. On designated land side extensions are not permitted development.
5. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.
6. Width of side extension must not have a width greater than half the width of the original house.
7. Side extensions to be single storey with a maximum height of four metres.
8. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
9. Single-storey rear extension must not extend beyond the rear of the original house by more than three metres if an attached house or by four metres if a detached house.
10. Single storey rear extension must not exceed a height of four metres.
11. Maximum eaves and ridge height of extension no higher than existing house.

This Application meets all of the above limits and conditions.

1. Not applicable as no cladding of any part of the exterior of a dwelling is proposed nor is the site on designated land.
2. The proposed extension does not exceed 50% of the total area of the land around the original house.
3. The proposed extensions is not forward of the principal elevation fronting a highway of the original house.
4. The application site is not designated land.
5. The materials used in exterior work are similar in appearance to those of the exterior of the existing house.
6. The proposed side extension is 2.05m wide. The width of the original house is 7.08m.
7. The maximum height of the proposed extension is 3.85m.
8. The eaves height of the proposed extension is 3.00m.
9. The proposed extension does not extend by more than 3.00m beyond the rear of the original house.
10. The maximum height of the proposed extension is 3.85m.
11. The maximum eaves and ridge height of extension is not higher than existing house.

This Application meets all limits and conditions and therefore should be considered as General Permitted Development.