

Evidence to Verify the application for a Lawful Development Certificate

Project FARMBRA – BLACKFIR LANE – MARSTON GREEN – SOLIHULL B37 7JE

Date MARCH 2024

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website

and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out

on the Gov.uk website. The relevant guidance for this proposal is set below and can be found under the

heading of Loft Conversion and other alterations.

Class B – additions etc 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:

A volume allowance of 40 cubic metres additional roof space for terraced houses*

A volume allowance of 50 cubic metres additional roof space for detached and semi detached houses* **TOTAL PROPOSED 31.4 CUBIC METRES**

No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway

No extension to be higher than the highest part of the roof

Materials to be similar in appearance to the existing house

No verandas, balconies or raised platforms

Side facing windows to be obscure glazed; any opening to be 1.7m above the floor

Roof extensions not to be permitted development in designated areas

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.

Class C – other alterations to the roof

Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m