



Sand Architects Ltd  
28 Scawen Road  
London SE8 5AE

E.info@sand-architects.com  
W. sand-architects.com

Ref: P23-001

Date: 04.03.2024

**Subject: Evidence to verify the Lawful Development Application for: 3 Howett Road, Bristol, BS5 9NL**

As advised in the rejected PD application, we are now showing the dormer extensions in hung tiles to match existing and no part of the proposed extension is higher than the highest part of the existing roof. This should satisfy the reasons for refusal.

**CLASS A - Enlargement, Improvement, or Alteration**

- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage.
- The enlarged part of the dwellinghouse does not extend beyond a wall which - forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.

**Class B: Roof Extension**

- The proposed roof extension does not exceed the height of the highest part of the existing roof.
- No part of the proposed extensions extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- The cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 39.29 m<sup>3</sup>.
- Materials proposed for all exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- The eaves of the original roof are maintained.
- The edge of the enlargement closest to the eaves of the original roof shall is not less than 0.2 metres from the eaves.
- No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse, apart from the L shaped dormer which joins to the original roof as permitted in B.2 paragraph (b) (ii) of the Permitted development rights for householders Technical Guidance.

Yours sincerely,

Chris Amster (BA hons, MArch, ARB)

Director

For and on behalf of Sand Architects Limited

