



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Planning Statement / Evidence to verify application
for: A proposed loft conversion at: 9 Lupin Way S44
5AR.**

**Written and prepared by Planning By Design on Behalf of Dawn
Collyer**

1. The Application

Planning By Design (**The agent**) has been instructed to act on behalf of Dawn Collyer (**the applicant**) to prepare and submit an application for a Lawful Development Certificate to Northeast Derbyshire District Council (**the Planning Authority**) for a proposed Loft Conversion (**the proposal**) at: 9 Lupin Way S44 5AR (**the site**). This planning statement / evidence to verify application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute as Permitted Development as per the General Permitted Development Order (as amended) 2015.

2. Site Location

The application site is located on the northeastern side of Lupin Way cul-de-sac and consists of a semi-detached bungalow with a large curtilage spanning the front, side and rear of the dwelling.

The site is not associated with any known planning constraints.

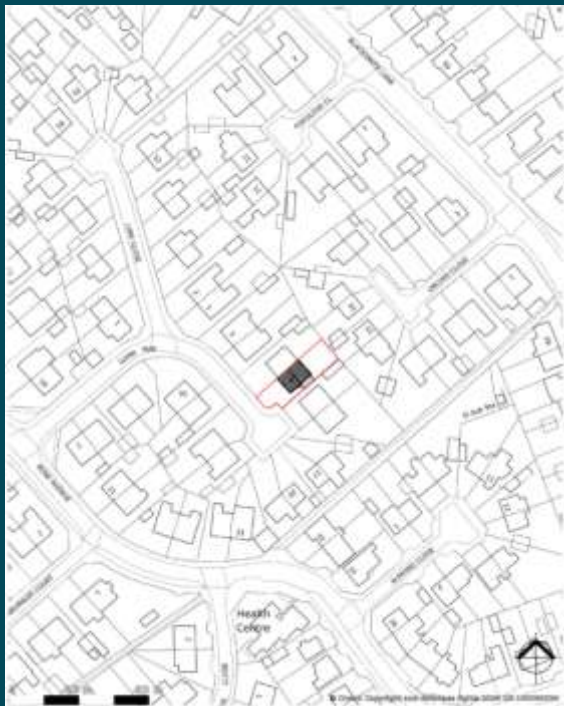


Fig.1- Site Location Plan

3. The Proposal

The proposed development is a Loft Conversion at 9 Lupin Way S44 5AR for the provision of creating an extra no.2 bedrooms and bathroom. The proposal will also include the addition of a double dormer window to the rear of the property (which will match existing windows) and no.3 Velux windows to the roof's front elevation. The purposes of the planned loft extension are to create an extra habitable rooms as living space for the current inhabitants of the property. The proposed loft conversion will be accessed via a new staircase from the hallway into the loft space.

The proposal will be well designed and will have no significant impact on surrounding amenity and will be in keeping with the character of the area and surrounding properties.

The proposal is modest in scale and in proportion with the scale and form of the dwelling. This will ensure that the proposal is fully compliant by the scale requirements of class B and C of the General Permitted Development Order (GDPO)



Fig.2 - Elevations (not to scale, see planning drawings and designs)



Fig.3- Proposed Floor Plan (not to scale, see planning drawings and designs)

4. Evidence to Verify Application

The following sections seek to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute as Permitted Development (PD) under the GPDO 2015.

General Permitted Development Order, Part 1, Class B and C (as amended) are recognised as the primary considerations for the decision of the proposed scheme. It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

Class B. The enlargement of a dwellinghouse consists of an addition or alteration to its roof.

The proposal meets all parameters and applicable conditions of Class B of the General Permitted

development order as:

(a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) any part of the dwellinghouse would, as a result of the works, **will not** exceed the height of the highest part of the existing roof;

(c) any part of the dwellinghouse would, as a result of the works, **will not** extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

(d) the cubic content of the resulting roof space **will not** exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(e) it **will not** consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

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

(f) the dwellinghouse is **not** on article 2(3) land.

Class B Conditions

(a) the materials used in any exterior work **will** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement **will be** constructed so that—

(i) other than in 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 or reinstated; and

(bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(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; and

c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse **will** be—

(i)obscure-glazed, and

(ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Class C – other alterations to the roof of a dwellinghouse

a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

b) the alteration **will not** protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

c) **it will not** result in the highest part of the alteration being higher than the highest part of the original roof; or

d) it does **not consist** of or include—

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

(ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

5. Conclusion

Overall, it is considered that the Proposals are compliant with the GPDO. We kindly request that the appointed Case Officer looks upon this application favourably and approves a Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework. Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.