

Project: 26 Nutberry Avenue

Date: April 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.

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\*
- 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.

Roof lights will meet the following conditions:

- Any alteration to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor.