

Evidence Verification of application Evidence:

The permitted development clauses applicable to the proposals are as follows:

Class B and C: Loft conversion (Roof extension)

- *Any additional roof space created must not exceed - 40 cubic metres for terraced houses, 50 cubic metres for detached and semi-detached houses.*

Proposed Roof Extension: 22.03 cubic meters

New Proposed Dormer: 27.96 cubic meters

Total additional roof space= 49.99 cubic meters

- *No extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway.*

No elevation fronts a highway.

- *Materials to be similar in appearance to the existing house.*

All proposed materials will match existing.

- *No part of the extension to be higher than the highest part of the existing roof.*

No part of extension to be higher than existing roof.

- *Verandas, balconies or raised platforms are NOT permitted development.*

No verandas, balconies or patios have been proposed.

- *Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.*

No side facing windows have been proposed.

- *Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves.*

No roof extension set back less than 20cm from original eaves.

- *The roof enlargement cannot overhang the outer face of the wall of the original house. · Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane*

Proposed roof windows do not protrude more than 150mm beyond plane.