

**Evidence to Verify Application for Certificate of Lawful Development
at 42 Longford Road, Chorlton, Manchester M21 9SR.**

The proposal is for a loft conversion to an existing terraced dwelling.

Class B Development – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof i.e., a loft conversion

- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- No part of the proposed works extends beyond the plane of the existing roof which forms the principal elevation and fronts the highway.
- The edge of any enlargement to the roof (with the exception of the half hip to gable extension) will be not less than 20cm from the eaves of the original roof.
- The cubic content of new roof space is 6.5m^3 which is less than allowable volume of 40m^3 (see calculations below).
- The property is not on Article 2(3) land.
- External materials will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- Any proposed side window will be fitted with obscure glazing and will be non-opening below 1.70m above floor level.

Class C Development – Any other alteration to the roof of a dwellinghouse i.e., rooflights

- The alteration does not protrude more than 0.15m beyond the plane of the slope of the original roof when measured perpendicular with the external surface of the original roof.
- The alteration will not result in the highest part of the alteration being higher than the highest part of the original roof.

The proposals are therefore considered allowable as Class B and Class C Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (England) (Amendment) (No3) Order 2021” - Permitted Development Rights.

Volume Calculations

Volume of dormer window = $(a \times b \times c)/2$ (where a = depth, b= width, c = height).
= $(2.88 \times 2.82 \times 1.58)/2 = 6.5\text{m}^3$

Total Added Volume = 6.5m^3