

Class B

Permitted development

- B.** The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
The addition to the roof is a rear dormer.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
The dormer will be below the existing highest ridge.
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
The dormer is not on the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- (c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or
 - (ii) 50 cubic metres in any other case;
The cubic content of the proposed dormer is 36.12 cubic metres. See drawing 04.
- (d) it would consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
The works do not comprise the provision of a veranda, balcony or raised platform.
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
The works do not comprise the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- (e) the dwellinghouse is on article 1(5) land.
The works are not on article 1(5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
The concrete tile hanging will be similar in colour to the existing slated roof and the concrete is similar in material to the existing outrigger roof.
- (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
The enlargement(s) closest to the eaves will be 23 centimetres from the eaves of the original roof.
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
The window in the dormer side elevation will be obscure glazed.
 - (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.
The window in the dormer side elevation will have an openable part of the that will be minimum 1.7 metres above floor level.

Interpretation of Class B

B.3 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class C

Permitted development

- C. Any other alteration to the roof of a dwellinghouse.
The Velux roof light in the front roof

Development not permitted

- C.1** Development is not permitted by Class C if—
- (a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
The roof light will be a standard Velux GGU unit and will project only 100 millimetres beyond the plain of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
 - (b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
The rooflight will be lower than the highest part of the original roof
 - (c) it would 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.
The works do not comprise the installation, alteration or replacement of a chimney, flue or soil and vent pipe, solar photovoltaics or solar thermal equipment.

Conditions

- C.2** Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be—
- (a) obscure-glazed; and
 - (b) 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.
The works do not comprise a window in a roof slope forming a side elevation.