

EVIDENCE TO SUPPORT LAWFUL DEVELOPMENT APPLICATION AT 6 COLLEGE DRIVE, M16 0AE

Policy Background:

Schedule 2 Permitted development rights, Part 1 Development within the curtilage of a dwellinghouse, Class B – additions etc to the roof of a dwelling house

Compliance Class B, Part 1, Schedule 2 of the GPDO (*limitations*)

B.1	Limitation	Additional comments	Assessment
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, or Q of Part 3 of this Schedule (changes of use)		Complies
(b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof		Complies
(c)	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		Complies
(d)	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		Complies
(e)	it would 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		Complies
(f)	the dwellinghouse is on article 2(3) land.		Complies

Compliance Class B, Part 1, Schedule 2 of the GPDO (*conditions*)

B.2	Condition	Additional comments	Assessment
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;		Complies
(b)	the enlargement must 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;		Complies
(c)	any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.		Complies

Conclusions: From the foregoing, we believe the proposed extension would meet all the requirements in regard to limitations and conditions, which all development under Class B must accord with to be permitted.
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