

Verification Statement

The proposal complies with the Ministry of Housing , Communities & Local Government Permitted Development Rights for Householders Technical Guidance document. Within Class B Development, under the terms of The Town and Country Planning, General Permitted Development legislation, for the additions etc to the roof of a dwelling house.

The proposal comprises a rear dormer extension onto the roof of an existing semi-detached dwellinghouse.

Limits and Conditions

The relevant guidance which this proposal complies with is set out below:

1. The dwellinghouse was not created under the permitted development rights to change use.
2. No part of the dwellinghouse will, as a result of the works, exceed the height of the highest part of the existing roof
3. No part of the dwellinghouse will, 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.
4. The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50 cubic metres, taking into account any enlargement to the original roof space, whether permitted by this Class or not.
5. Development will not consist of or include -
 - (a) the construction or provision of a verandah, balcony (as defined in the permitted development technical guidance) or raised platform, or
 - (b) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
6. The dwellinghouse is not on article 2(3) land.
7. 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.

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Limits and Conditions Continued

8. The enlargement shall be constructed so that –

- (a) 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 –
 - (i) the eaves of the original roof are maintained or reinstated; and
 - (ii) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (iii) 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 extend beyond the outside face of any external wall of the original dwellinghouse.

9. Any window inserted on a wall or 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

Thank you for reading.