

PROSPETTI

The Studio,
Moss Lodge,
Moss Lane, Mere
Knutsford, Cheshire
WA16 0TA
Reg No: 14067963

3rd July 2023

Dear Sir/ Madam,

Application for Certificate of Lawful Development (Proposed) at 14 Abberton Road, West Didsbury, Manchester, M20 1HU

This covering letter is part of a formal application for a Lawful Development Certificate for the proposed alterations to the rear roof at number 14 Abberton Road under 'Class B – additions etc to the roof' of the Permitted Development Rights for Householders. The proposal is for a rear dormer to the roof.

Application Documents:

The site is identified on the submitted plan 0002_B1_01_1200_PD and comprises the land and property shown within the redline boundary. The proposed alterations are also outlined with existing and proposed elevations for comparison. Drawing numbers and descriptions are given below.

- Site Plan including existing and proposed building outline: 0001_B1_01_1200_PD
- Existing plans: 0001_B1_02_2000_PD
- Proposed plans: 0001_B1_02_2200_PD
- Existing and proposed elevations: 0001_B1_04_2000_PD

Review of the Proposed Alterations against Permitted Development Class B

The alterations have been assessed against all sections of Class B Permitted Development Rights for Householders to meet the requirements, justification for each item is provided below.

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

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this schedule (change of use)

Justification for alteration:

This does not apply to number 14 Abberton Road

b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Justification for alteration:

No part of the dwellinghouse, as a result of the works, will exceed the height of the highest part of the existing roof.

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

Justification for alteration:

No part of the dormer to the dwellinghouse will extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse. The rear of the property does not front onto a highway.

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 meters in the case of a terrace house, or**
- ii) 50 cubic metres in any other case**

Justification for alteration:

The cubic content of the original roof space of the dwellinghouse is 83.55m³. The total cubic content for the roof for the previous extension and the recent planning approval ground floor extension roof (application no: 136426/FH/2023) equates to 23.11m³. The proposed roof dormer cubic content is 15.54m³. This results in a total addition to the original roof of 38.65m³. Therefore the cubic content of the resulting roof space does not exceed the original roof space by more than 50 cubic metres.

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**

Justification for alteration:

The proposed alteration does not consist of or include any of the above items.

f) the dwellinghouse is on article 2(3) land

Justification for alteration:

The dwellinghouse is not on article 2(3) land.

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 construction of the exterior of the existing dwellinghouse

Justification for alteration:

The roof tiles for the new roof will be of similar appearance to the existing house.

b) the enlargement shall 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 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;**

Justification for alteration:

The eaves of the original roof will be maintained or reinstated and 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.

- 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**

Justification for alteration:

No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

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

Justification for alteration:

One skylight is proposed in the roof slope forming a side elevation which will have obscured glazing and will be non opening.

We trust that the information provided is clear and sufficient to register the application at the earliest opportunity. Should you require any further information or should there be any queries associated with the application documentation we would be grateful if you could contact us.

Your sincerely,



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