Planning Statement

Site Address: 31 Mauldeth Road, Withington, Manchester, M20 4NF.

SMB Amended plans – Plans B1/2025 to B10/2025 revisions A and B:

The link extension to the outbuildings, extension and alteration of those outbuildings have been removed from the plans.

The widening of the driveway access gates remains unchanged on the plans.

A modest single storey wrap around extension has been added to incorporate the single storey extension on the original submission plans. This extension has been designed in a sympathetic manner of size and scale in line with the mass of the existing property and the alterations are to be in keeping with the existing dwelling such that it will not impinge on the character of the building thus not detracting from the appearance of the street scene.

Loft conersion - is as per the original submission plans showing a hip to gable conversion and 2no roof dormers, the roof dormer facing no 33 Mauldeth Road is classified as permitted development as is the hip to gable conversion, the roof dormer facing Amherst Road is not classified as permitted development as the roof slope faces a public highway and therefore requires planning consent.

I thought that this would be a preferrable option to a single box roof dormer on the side roof slope facing number 33 Mauldeth Road (permitted development) as the two no box roof dormers loft version creates more balance and symmetry therefore more aesthetically pleasing in the street scene.

I am just trying to provide the best possible outcome for my client/the applicant as they have a large family who will require as much space as possible in their new family home.

Roof Volume calculations have been provided at the end of this planning statement.

ROOF VOLUME CALCS.

VERSION 1 LOFT CONVERSION
(AS PER THE INITIAL SUBMISSION PLANS)

Additional Ridge Length (hip to gable part) = 3987mm
Existing Ridge Length = 3815mm
New Total Ridge Length = 7802mm
Ridge height from eaves = 2596mm

Hip to gable conversion volume calc :-

Existing Main Roof Volume

$$\left[\frac{7.975 \times 3.815 \times 2.596}{2}\right] + 2 \times \left[\frac{7.975 \times 3.987 \times 2.596}{3}\right]$$
$$+ \left[\frac{1.027 \times 4.055 \times 1.418}{2}\right] + \left[\frac{4.055 \times 1.418 \times 1.0135}{2}\right]$$

39.49 55.03 2.95 2.91

$$= 100.38 m^3$$

PROPOSED MAIN ROOF VOLUME (including the hip to gable conversion)

$$\left[\frac{7.975 \times 7.802 \times 2.596}{2}\right] + \left[\frac{7.975 \times 3.987 \times 2.596}{3}\right]$$

80.76 27.51

$$+ 2.95 + 2.91 \text{ (from above unchanged)}$$
$$= 114.13 m^3$$

∴ Rear Hip to gable conversion volume

$$= 114.13 - 100.38$$
$$= 13.75 m^3$$

$50 m^3$ allowed under P.D.
$\therefore 50 - 13.75 = 36.25 m^3$
allowed for Roof Dormers

Roof Volume Calcs.

Page 2

VERSION 1 LOFT CONVERSION
(AS PER THE INITIAL SUBMISSION PLANS)

from Page 1 → $36.25\,m^3$ allowed for P.D. Roof Dormers.

Roof dormer facing No 33 Mauldeth Road

$$\frac{1.76 \times 4.08 \times 5.57}{2} = 20\,m^3$$

Roof dormer facing Amherst Road

$$\frac{1.76 \times 4.08 \times 4.5}{2} = 16.15\,m^3$$

∴ Total Volume of Roof Dormers = 20 + 16.15

$= 36.15\,m^3$

∴ LESS THAN ALLOWABLE

P.D. TOTAL

ROOF VOLUME CALCS

VERSION 2 LOFT CONVERSION

(AS PER AMENDED PLANS)

The Hip to gable conversion will still be the same i.e. $13.75_M{}^3$

The single roof dormer facing 33 Maulde

$$= \frac{1.76 \times 4.08 \times 7.50}{2} = 26.93_M{}^3$$

TOTAL Roof VOLUME $= 26.93 + 13.75$

$$= 40.68_M{}^3$$

∴ AGAIN LESS THAN ALLOWABLE

50M³ P.D. TOTAL

Class B – additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B the following limits and conditions apply:

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)

Enlargement is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

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

Additions and alterations made to a roof to enlarge a house (for example a loft conversion or the replacement of an existing flat roof with a pitched roof) will only be permitted development if no part of the house once enlarged exceeds the height of the highest part of the roof of the existing house. If it does, planning permission will be required.
The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house.

(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

The effect of this is that dormer windows as part of a loft conversion, or any other enlargement of the roof space, are not permitted development on a principal elevation that fronts a highway and will therefore require an application for planning permission. Roof-lights in a loft conversion on a principal elevation may however be permitted development as long as they meet the requirements set out under Class C (see page 38). Principal elevation has the meaning set out in the 'General Issues' section of this document

The principal elevation could include more than one roof slope facing in the same direction. For example, where there are large bay windows on the front elevation, or where there is an 'L' shaped frontage. In such cases, all such roof slopes will form the principal elevation and the line for determining what constitutes 'extends beyond the plane of any existing roof slope' will follow these slopes (see guidance on Class A (e) for an illustration of this on page 15). The extent to which an elevation of a house fronts a highway will depend on factors such as those set out in relation to Class A (e) (see page 16).

(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
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.

To be permitted development any additional roof space created must not increase the volume of the original roof space of the house by more than 40 cubic metres for terraced houses and 50 cubic metres for semi-detached and detached houses. Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance. 'Terrace house' has the meaning set out in the 'General Issues' section of this document (see page 6).
'Original roof space' will be that roof space in the 'original building' (see 'General Issues' on page 6 for the definition of this).

(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

Alterations to the roof of a house for loft conversions involving the creation of balconies are not permitted development and will require planning permission.

Installation, alteration or replacement of chimneys, flues or soil and vent pipes will often be necessary when loft conversions are undertaken. Whilst these are not permitted development under Class B of Schedule 2 to the Order, they may be permitted development under Class G.

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

In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.35

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

This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will the most important consideration.

For example:
• the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable.
• the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.

(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; 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 dwelling house

It is sometimes necessary to remove the eaves of the original roof while works are carried out. To be permitted development eaves that are temporarily removed should be reinstated. The measurement of 0.2 metres should be made along the original roof slope from the outermost edge of the eaves (the edge of the tiles or slates) to the edge of the enlargement. Any guttering that protrudes beyond the roof slope should not be included in this measurement.

This 0.2m set back will be required unless it can be demonstrated that this is not possible due to practical or structural considerations. One circumstance where it will not prove practical to maintain this 0.2m distance will be where a dormer on a side extension of a house joins an existing, or proposed, dormer on the main roof of the house.

The enlarged part of the roof must not extend beyond the outer face of any wall of the original house if it is to qualify as permitted development, unless it joins the original roof to the roof of a rear or side extension. An interpretative provision at paragraph B.4 of Class B clarifies that for these purposes any roof tiles, guttering, fascias, barge boards or other minor roof details which overhang the outer face of the wall should not to be considered part of the roof enlargement.

The enlarged part of the roof may join the original roof to the roof of a rear or side extension (generally referred to as an ‘L-shaped dormer’ on a main roof and ‘outrigger’ or ‘back addition’ roof), whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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

Windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development.

Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side Minimum of 0.2m from eaves to edge of the enlargement to be measured along the roof slope from the edge of the enlargement to the outer edge of the eaves.

The enlargement cannot overhang the outer face of the wall of the original house windows should be obscure glazed to minimum of level 3. Obscure glazed does not include one-way glass.

Where such a window is on a staircase or landing (ie not in a room) the 1.7 metres measurement should be made from the stair or point on a landing immediately below the centre of the window, upwards to the opening part of the window

Class C – other alterations to the roof.

This provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows.

Under Class C the following limits and conditions apply:

C.1 Development is not permitted by Class C 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)

Alterations are not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m:

This limitation to projection from the roof plane should not be applied in cases where the roof of an extension to a house that is permitted development under Class A is joined to the roof of the original house. In such cases, the roof of the extension should not be considered under Class C as protruding from the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

Guidance on these limits is covered under Class B above and will also apply to development under Class C. Note, however, that in the case of Class C, measurement of height is made against the original roof and not as in Class B where it is the existing roof. 'Original' and 'existing' are defined in the 'General Issues' section of this guidance

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Although solar photovoltaics and solar thermal equipment (i.e. solar panels) are not permitted development under Class C, they may not require an application for planning permission if they meet the requirements set out under Part 14 of the rules on permitted development in Schedule 2 to the Order.

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

Guidance on these conditions is covered under Class B above and will also apply to development under Class C.