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Certificate of Lawfulness at 27 Chester Avenue

Loft Conversion

It is considered that the proposed side gable, and front and rear roof lights to this property in connection with the loft conversion is considered to be lawful meeting all the limits and conditions of Class B of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons: -

- The proposed volume allowance in this instance of 50m³ for a Semi detached house has not been exceeded.
- All materials are similar in appearance to the existing dwelling.
- In this instance there are no verandas, balconies or raised platforms.
- The proposal is not situated within a designated area.
- The soil and vent would not exceed the highest part of the roof.
- The proposed roof lights will not protrude more than 150mm above the plane of the roof slope.
- Any Side facing windows would be obscurely glazed, either fixed shut or any fan light 1.7m above floor