Certificate of Lawfulness at 102 Downsway

Loft Conversion

It is considered that the proposed rear Dormer, 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 40m³ for a Terraced house has not been exceeded.
- The dormer is situated upon the rear of the property. These elevations are not considered to be principal elevations.
- The dormers are not higher than the highest part of the roof.
- 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 rear dormer is clearly set back more than 200mm from the eaves level of the existing roof.
- The soil and vent would not exceed the highest part of the roof.