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P L A N N I N G S T A T E M E N T

No.10 THE HEIGHTS – WORTHING - BN14 0AW

Application for Certificate of Lawfulness under Schedule 2, Part 1, Class B & C, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a Hip to Gable Roof Extension and Loft Conversion with Dormer Extension

01. T H E P R O P O S A L

The proposal is for a Hip to Gable Roof Extension and Loft Conversion with Dormer Extension under Schedule 2, part 1 (Class B & C) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Class B allows the enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Class C permits further roof alterations to the roof of a house, such as the installation of rooflights

02. C O N S I D E R A T I O N S

B.1 DEVELOPMENT IS NOT CONSIDERED TO BE 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 or Q of Part 3 of this Schedule	NO
b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.	NO - the proposal would not exceed the original height of the existing roof / ridge
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	NO - the proposal would not extend beyond the plane of the existing roof slope
(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;	NO – the proposed volume would measure 38.90m3 which would not exceed 50m3
(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;	NO - the proposed does not include the above criteria
(f) the dwellinghouse is on article 2(3) land	NO

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	YES - The proposed material would be similar to the existing.
(b) the enlargement must 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 is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves;	YES – the eaves will be maintained YES – the dormer would be set back 0.2m from the eaves
(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	YES – all flank windows are obscure glazed YES – all flank windows will be non-opening below 1.7m
C.1 DEVELOPMENT IS NOT CONSIDERED TO BE 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)	NO
(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	NO
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or	NO
d) it would consist of or include- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment	NO
Ministry of Housing Communities & Local Government – Permitted development rights for householders – Technical Guide Class B - Page 34 *"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"*	

03. C O N C L U S I O N

The proposed works fall within the parameters of Permitted Development under Class B & C and therefore should be considered a Lawful Development warranting a certificate of lawfulness.

The proposal complies the criteria as set out in the ' Permitted development rights for householders – Technical Guidance'.