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PERMITTED DEVELOPMENT REQUIREMENTS FOR PROPOSED ENLARGEMENT OF LOFT CONVERSION

AT

116 PENHILL ROAD, LANCING

PLANNING SITUATION FOR THE PROPOSED ENLARGEMENT OF LOFT CONVERSION:

Loft conversion (Roof extension) A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. Loft conversions are NOT permitted development for houses on designated land.
2. To be permitted development any additional roof space created must not exceed these volume allowances: • 40 cubic metres for terraced houses. • 50 cubic metres for detached and semi-detached houses. Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.
3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
4. Materials to be similar in appearance to the existing house.
5. No part of the extension to be higher than the highest part of the existing roof.
6. Verandas, balconies or raised platforms are NOT permitted development.
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed. © Planning Portal 2016
8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house. Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders – Technical guidance' (PDF).
9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.

Existing front, side and rear facing dormers shown = 31.6 cubic metres
Proposed dormer extension shown = 13.3 cubic metres
Total = 44.9 cubic metres