Permitted Development Justification - 1 Alverstone Road

Hip2Gable Calculation

R	Ridge Extension Length	4.30		
H	Height of Gable Triangle	3.13		
W	Width of Gable Triangle	7.90		
Volume is contained within half a prism of size				
(W*H)/2	Area of Gable Triangle	12.36		
*2R	Volume of double length Prism	106.33		
Volume of Pyramid withing Prism is to be deducted				
W*2R	Base of Pyramid	67.94		
*H/3	Volume of Pyramid	70.88		
	Prism - Pyramid Volumes	35.44		
	Half this volume	17.72	Result	Less than 50m3 therefore PD

Flat Roof Dormer Calculation

F	Flat Roof Length	5.50		
H	Height of Dormer Cheek Triangle	2.40		
C	Width of Dormer Cheek Triangle	3.33		
H*C/2	Area of Dormer Cheek	3.99		
*F	Volume of Dormer	21.95	Result	Less than 50m3 therefore PD
		17.72		
		21.95		
Grand Total for1 gable & a flat roofed dormer		39.67	Result	Less than 40m3 therefore PD

The roof extensions fall to be assessed against the provisions of Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (whichcame into force on 1st October 2008).
The proposal meets the provisions of Class B which are relevant to this application as:
(a) no part of the extension will exceed the highest part of the roof
(b) no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
(c) The volume of the extensions does not exceed 40 cubic metres
(d) No verandas or balconies, etc are proposed and no pipes or chimneys are proposed.
(e) The house is not on Article 1(5) land
Furthermore,
 The external materials will match those used on the existing dwelling.
 The edge of the dormers will be more than 20cm from the eaves
 The gable end window shall be obscure glazed and non-opening, except those parts of the window which are more than 1.7m above the floor of the room in which the window is installed
The front lights fall to be assessed against the provisions of Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008).
They roof lights will meet the relevant criteria as they will not protrude more than 150mm beyond the plane of the roof and be no higher than the highest part of the roof.
Permitted development rights have not been removed by way of condition on any planning permission to that effect and no Article 4 directions removing permitted development rights are applicable to the site.