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We consider the proposed roof alterations to fall under permitted development and note the relevant rules under Class B and C

Class B – additions etc to the roof

B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Our proposed extensions/alterations will not exceed the highest part of the existing house.

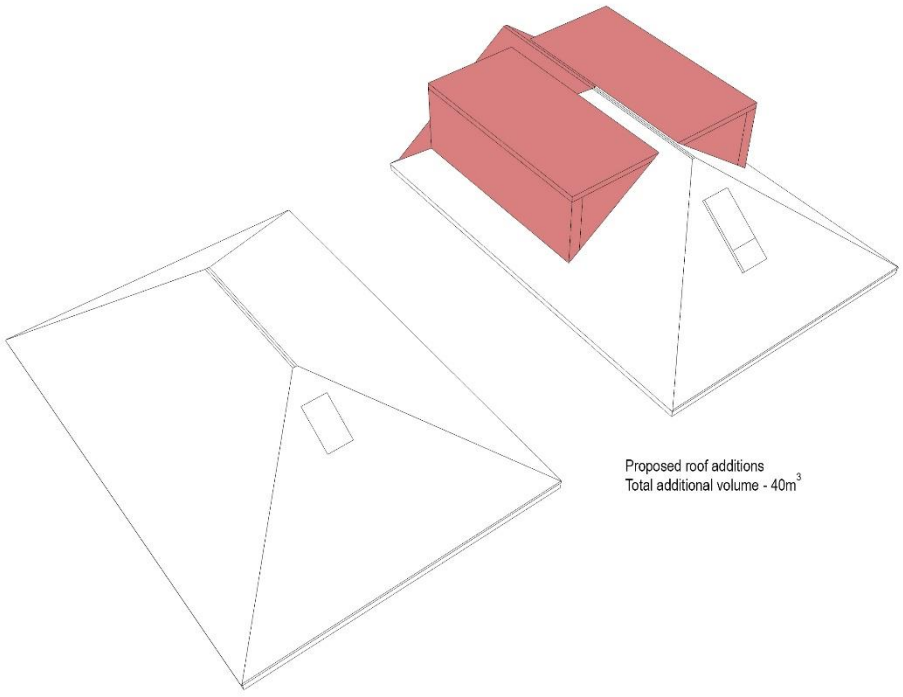
B.1 (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

Roof-lights in a loft conversion on a principal elevation may however be permitted development as long as they meet the requirements set out under Class C (see page 38).

The proposed roof light on the front roof slope will not protrude more than 150mm.

B.1 (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

The increased roof volume does not exceed 50 cubic metres. The proposed side dormer extensions are 14.8 cubic metres each. The hip to gable rear extension is 10.4 cubic metres, calculated with a 3D modelling programme.



B.1 (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

The proposal does not include a balcony.

B.2 (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

Materials will be a similar appearance to the existing house; double glazed windows, weatherboarding to dormer walls, fibreglass roof covering to flat roof.

B.2 (b) the enlargement shall 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 shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

The dormer roof extension will be set back more than 200mm from the rear eaves of the roof slope.

Class C – other alterations to the roof

C.1 (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

The proposed roof windows will not protrude more than 150mm.