ISSUE SHEET

Lawful Development Certificate Application Drawings:

Existing location/ Existing & proposed block plan	J42 PD00	00
Existing ground & first floor plans	J42 PDE1	00
Existing second floor & roof plans	J42 PDE2	00
Existing elevations	J42 PDE3	00
Proposed ground & first floor plans	J42 PDP1	00
Proposed second floor & roof plans	J42 PDP2	00
Proposed elevations	J42 PDP3	00

Lawful Development Certificate Application Forms:

Application form	(online via Planning Portal)
Issue Sheet / Compliance Statement	REV 00

COMPLIANCE STATEMENT

Evidence of Compliance with Permitted Development Rights:

The hip to gable roof, rear dormer, new side window, new front rooflights and extension of the soil vent pipe for which this application seeks a Lawful Development Certificate, have been designed to comply with the requirements of the Permitted Development Rights with regards to volume, heights, and materials.

Volume:

The hip to gable roof form and rear dormer has an additional cubic meter volume of 48.4m3 from the existing roof. Thus within the 50m3 allowed within the Permitted Development Rights for a semi-detached house. Please see the calculations below:

Volume check (using dims):

Existing prism: width x height x length / 2 = 8.5m x 3.5m x 2m / 2 = 29.7m3
Existing Hip: length x width x height = (8.5m x 3.5m x 4.2m) / 3 = (124.9) / 3 = 41.6m3
Total Existing: 29.7 + 41.6 = 71.3m3

Proposed prism: width x height x length / 2 = 8.5m x 3.5m x 6.1m / 2 = 90.7m3
Dormer: width x height x length / 2 = 3.7 x 2.8 x 5.6 / 2 = 29 m3
Total Proposed: 90.7 + 29 = 119.7m3

Additional = 119.7 – 71.3 = 48.4m3
(Under allowed volume of 50m3)

Materials:

The materials used on the dormer are similar in appearance to the existing materials of the existing house. Felt or similar flat roofing material is to be used on the new flat roof. Clay tiles to match the appearance of the existing tiles are to be used on the new pitched roof and tile hung walls.

Rooflight:

The new rooflights in the front pitch will protrude no more than 150mm from the pitch roof.

Side window:

The new side window will be fixed and obscured below 1.7m from the adjacent internal floor level.