**Evidence to verify the works complying with permitted development requirements**
**(1 Silver Birch Drive, Worthing, BN13 3PP)**

**Proposal:**
Loft conversion incorporating hip-to-gable extension, rear dormer and front roof lights, single-storey rear extension, internal alteration and associated works

**Class A - enlargement, improvement or other alteration of a dwellinghouse**

**A.1 Development is not permitted by Class A 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 (changes of use);
**Met**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
**Met**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
**Met**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
**Met**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which —
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;
**Met**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and —
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
**Met**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and —

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
**N/A**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;;
**N/A**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
**Met**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse; or
**N/A**

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
**Met**

(k) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.
**Met**

**A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if**

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).
**N/A**

**Conditions**
**A.3 Development is permitted by Class A subject to the following conditions**

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
**Met**

(b) any upper-floor window located in 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 above the floor of the room in which the window is installed; and
**N/A**

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse
**N/A**

**Class B Development - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

*No part of the proposed works exceeds the height of the highest part of the existing roof to the dwellinghouse.

*No part of the proposed works extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The dormer will be on the rear elevation which is not the principal elevation.

*The cubic content of the resulting roof space as shown in the Loft Conversion Volume Calculation is 49.84 cubic metres less than the 50 cubic metres allowance for a detached house.

*The works do not consist of or include the construction or provision of a veranda, balcony or raised platform, also the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

*The dwelling is not on article 2(3) land.

*The materials used in the proposed works would be of similar appearance to those of the existing dwellinghouse. The flat roof of the dormer would be finished with a high-performance roof felt. The face and cheeks of the dormer will be tile hanging, and match the existing roof tiles or be similar in appearance. The proposed windows would be uPVC double-glazed in colour white to match the existing.

*The edge of the dormer closest to the eaves of the original roof would be set back from the eaves of the original roof by a minimum 0.2 metres.

*The proposed side-facing window is to be an obscure glass window and the opening is over 1.7m above floor level.

**Class C Development - Any other alteration to the roof of a dwellinghouse**

*The proposed front Velux window would project no further than 0.15 metres beyond the plane of the slope of the existing roof.

*No part of the alterations would be higher than the highest part of the original roof.

*The works do not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, also the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. Alteration of existing solar panels meets Part 14 Class A as below.

*The proposed side-facing window is to be an obscure glass window and the opening is over 1.7m above floor level.

**PART 14 Renewable energy**
**Class A – installation or alteration etc of solar equipment on domestic premises**
**Permitted development**

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—
(a)
a dwellinghouse or a block of flats; or
(b)
a building situated within the curtilage of a dwellinghouse or a block of flats.

**Development not permitted**
**A.1 Development is not permitted by Class A if—**
(a)
the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;
**Met**

(b)
in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
**Met**

(ba)
in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);
**N/A**

(c)
in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;
**N/A**

(d)
the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
**N/A**

(e)
the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.
**N/A**

**Conditions**
**A.2 Development is permitted by Class A subject to the following conditions—**
(a)
solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
**Met**

(b)
solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;
**Met**

(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;
**N/A**

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if "Class A" substitutes the reference to "Class J" in paragraph J.4(4); and
**N/A**

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
**N/A**

The works are therefore considered to comply with Schedule 2, Part 1, Class A, Class B, Class C and Part 14, Class A Permitted Development within the terms of "The Town and Country Planning (General Permitted Development) (England) Order 2015" (as amended).

**Note: reference from "Permitted development rights for householders Technical Guidance".**