

EVIDENCE TO VERIFY APPLICATION for Lawful Development Certificate

Site Location: 34 Northridge Road, Gravesend, DA12 5AY

Proposal for Loft Conversion with dormer

The proposal for a **Loft Conversion with dormer** fully complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of 'The Town and Country Planning' (General Permitted Development): The enlargement, improvement or other alteration of a dwelling house.

The relevant guidance for the proposal is set out below:

- 1) Existing house is not a listed building and is not in a conservation area.
- 2) The proposal is for a **loft conversion with dormer to rear elevation** to an existing house.
- 3) The proposed rear dormer is 5,035 meters wide, 2,50 meters high and 3,50 meters deep.
The overall projected volume is therefore less than 40 cubic meters allowed by PD.
 $3,50m \times 2,50m \times 5,035m / 2 = \mathbf{22.02 \text{ cubic meters.}}$
- 4) 2no rooflights are to be added to the front elevation to allow natural light to the bedroom and they will not exceed the height of the highest part of the existing roof.
- 5) The proposed materials are of similar appearance to those of the existing dwelling house (only rooflights are to be added externally).

Roof Lights

This part of the scheme can be constructed under permitted development, provided in summary the following criteria are met (relevant extracts taken from Schedule 2, Part 1, Class C of The Town & Country Planning (General Permitted Development) England Order 2015 (as amended)):

(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 light would not protrude more than 0.15m beyond the roof plane of the slope of the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

The proposed roof light would not be situated higher than the highest part of the original roof.

The proposals comply with the permitted development guidance.

Proposal for outbuilding to the rear garden at use of home-office and garage.

The relevant guidance for this proposal is set out below:

- 1) No outbuilding on land forward of a wall forming the principal elevation.
- 2) Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- 3) Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- 4) No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- 5) No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- 6) In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- 7) On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- 8) Within the curtilage of listed buildings, any outbuilding will require planning permission.