

Penfold Project Services

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DETAILS TO JUSTIFY APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR: -

CLASS A -ERECTION OF SINGLE STOREY REAR EXTENSION

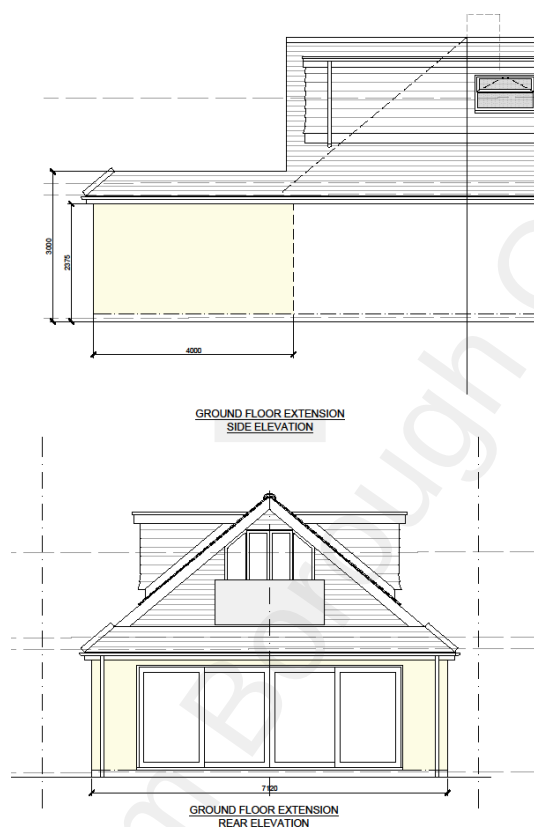
CLASS B - CONSTRUCTION OF DORMER EXTENSIONS IN BOTH SIDE ROOF SLOPES INCORPORATING A HIP TO GABLE ROOF ALTERATION AND CONVERSION OF THE ROOF SPACE INTO HABITABLE ROOMS

at: -

5 ARNOLD ROAD, GRAVESEND, KENT, DA12 5PU

SINGLE STOREY REAR EXTENSION

Section A: Extensions, improvements or other alterations to a dwelling



Part A1

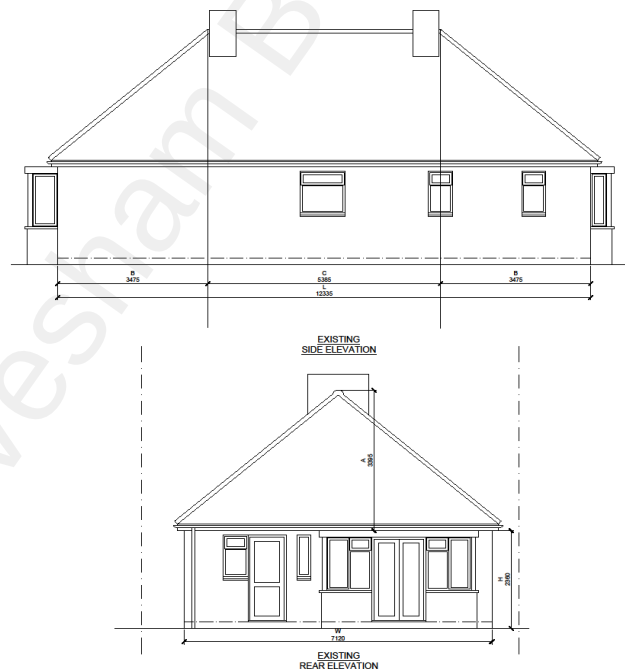
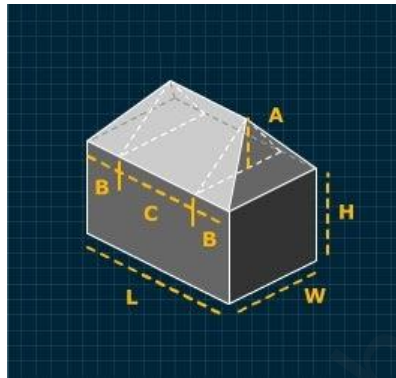
(a) Would, as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	NO
(b) Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?	NO
(c) Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	NO
(d) Would the enlarged part of the dwellinghouse extend beyond a wall which fronts a highway AND forms either the <i>principal elevation</i> or a side elevation of the original dwellinghouse?	NO
(e) Would the enlarged part of the dwellinghouse be single storey?	YES

(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 4 metres if the house is detached, or 3 metres in the case of any other type of dwellinghouse (i.e. semi-detached or terraced)?	NO
(ii.) Would the enlarged part of the dwellinghouse exceed 4 metres in height?	NO
(f) Would the enlarged part of the dwellinghouse have more than one storey?	NO
(g) Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse AND the height of the eaves of the enlarged part exceed 3 metres?	NO
(h) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	NO
(i) Would it exceed 4 metres in height?	NO

DORMER EXTENSIONS IN BOTH SIDE ROOF SLOPES INCORPORATING A HIP TO GABLE ROOF ALTERATION

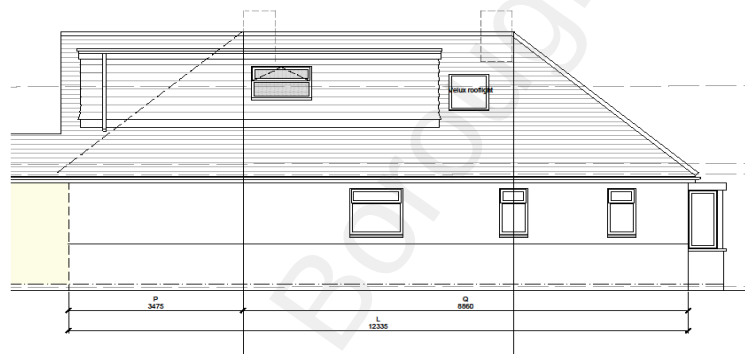
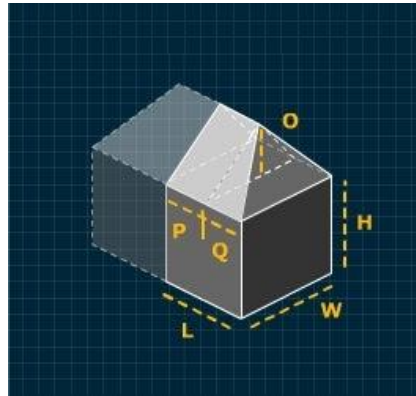
Section B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

EXISTING DWELLING

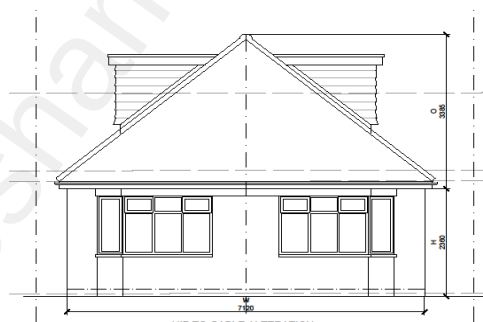


1 - VOLUME OF EXISTIG DWELLING = 327.75m³

HIP TO GABLE ALTERATION



HIP TO GABLE ALTERATION
SIDE ELEVATION



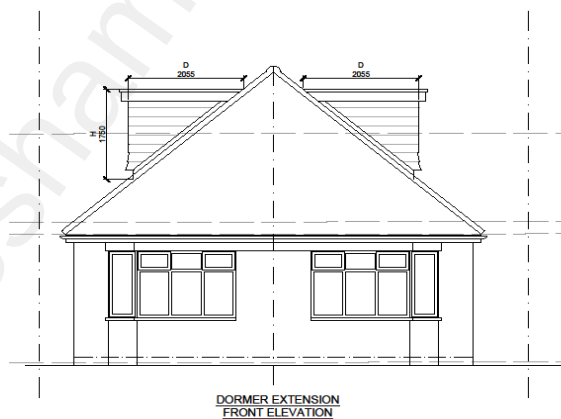
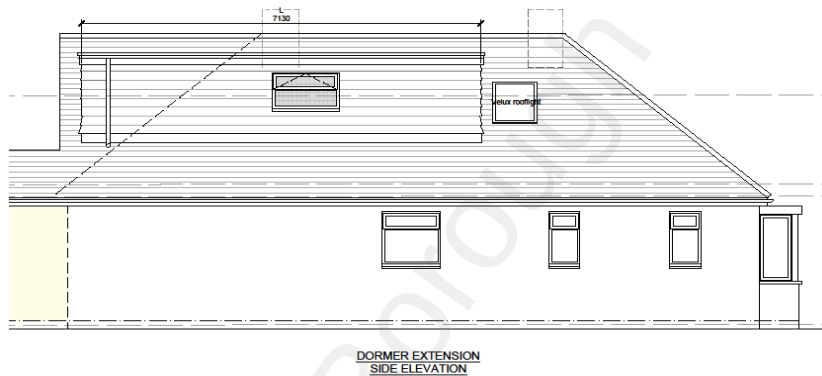
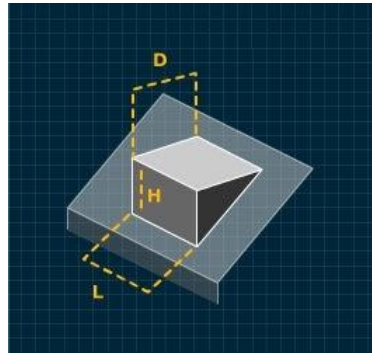
HIP TO GABLE ALTERATION
FRONT ELEVATION

2 - VOLUME OF DWELLING WITH HIP TO GABLE ALTERATION = 341.95m³

ADDITIONAL VOLUME OF ROOF = 2 - 1 = 14.2m³



DORMER EXTENSIONS



$$\text{VOLUME OF DORMER EXTENSIONS} = 12.82 \times 2 = 25.64\text{m}^3$$

$$\begin{aligned} \text{OVERALL VOLUME OF HIP TO GABLE ALTERATION + DORMERS EXTENSIONS} \\ = 14.2\text{m}^3 + 25.64\text{m}^3 = 39.84\text{m}^3 \end{aligned}$$

Part B1

(a) As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?	NO
(b) As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?	NO
(c) Would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than: (i) 40 cubic metres in the case of a terraced house, or (ii) 50 cubic metres in any other case (e.g. detached or semidetached)	NO
d) Would it consist of or include: (i) the construction or provision of a veranda, balcony or raised platform? (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	NO
(e) Is the dwelling in a Conservation Area?	

Part B2

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	YES
b) Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;	YES
(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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	YES