

Evidence to verify certificate of lawfulness application:

1 Galleon Mews, Northfleet, Gravesend, DA11 9EE

In regards to the Planning Portal's loft conversion (roof extension) guide - Class B:

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. Roof extensions are NOT permitted development for houses on designated land.

1 Galleon Mews is not on designated land or in a conservation area.

2. To be permitted development any additional roof space created must not exceed these volume allowances:

- 40 cubic metres for terraced houses.
- 50 cubic metres for detached and semi-detached houses.

Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.

1 Galleon Mews is a detached house in Northfleet, Gravesend, Kent and as such any development must not exceed 50 cubic metres including previous additions. A breakdown of the proposed and existing additions is:

- Proposed rear dormer = 21.25 cubic metres

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.

The proposed development is on the rear elevation of 1 Galleon Mews and has no impact on the existing street scene.

4. Materials to be similar in appearance to the existing house.

The proposed materials are similar in appearance to existing house with the dormer walls clad in concrete tiles and roof felted all to match existing.

5. No part of the extension to be higher than the highest part of the existing roof.

The proposed dormer is set down from ridge of main roof.

6. Verandas, balconies or raised platforms are NOT permitted development.

N/A

7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

The windows are

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cms from the eaves. The 20cm distance is measured along the roof plane.

Proposed dormer set down from ridge of main roof and set back from eaves of house by at least 200mm.

9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type.

A survey may be needed, and if bats are using the building, a licence may be required.

N/A