

**Evidence to verify certificate of lawfulness application:
33 Bellman Avenue, Gravesend, DA12 1rf**

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.

33 Bellman Avenue 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.

33 Bellman Avenue is a semi-detached house in 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 = 31.68 cubic metres
- Proposed hip to gable = 12.6 cubic metres
- **Total hip to gable and dormer additions = 44.28 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 33 Bellman Avenue 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 gable wall being built up faced with painted render, dormer walls clad in composite shiplap boards and roof tiled in concrete tiles 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 bathroom window complies.

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