
SUPPORTING STATEMENT

Proposal: Roof extension comprising hip-to-gable conversion, rear dormer and front rooflights, alongside the erection of a single-storey detached outbuilding for ancillary domestic use as Home office and home gym.

1. Introduction & Urban Context

This Supporting Statement is submitted in support of an application for a Certificate of Lawfulness for a Proposed loft extension and single storey outbuilding. The application site comprises a traditional two-storey, semi-detached residential property (Class C3) situated within the local authority jurisdiction of the London Borough of Hillingdon.

The primary objective of this submission is to demonstrate that the proposed loft conversion and rear garden outbuilding adhere strictly to the volumetric, spatial, and dimensional parameters dictated under Class A, Class B, Class C, and Class E of Part 1, Schedule 2 of the GPDO 2015 (as amended).

2. Statutory Assessment of Proposed Works

2.1 Loft Extension (Class B & Class C Statutory Compliance)

The proposed roof modification comprises a hip-to-gable alteration, a dominant rear dormer extension, and the insertion of two rooflights on the front roof slope.

Class B Compliance: Roof Additions (Hip-to-Gable & Rear Dormer)

- **Volumetric Allowance Assessment (Class B.1(d)):** As a semi-detached dwellinghouse, the statutory allowance for roof additions is capped at **50.0 m³** under Class B.1(d).
- Hip-to-Gable Volumetric Massing: 21.18m³ Rear Dormer Volumetric Massing: 26.9m³
- Cumulative Volumetric Increase: 21.18+26.9 = 48.08m³ **Compliance:** The cumulative volumetric increase of 48.08m³ remains strictly below the statutory ceiling of 50.0m³.

2. Vertical Alignment & Ridge Height (Class B.1(a)):

- The highest point of the proposed roof modification does not breach the existing ridge line of the primary dwelling.

3. Eaves Setback & Architectural Detailing (Class B.2(b)):

- The rear dormer face is set back .43m from the original eaves line, preserving the structural threshold and roofline integrity of the rear elevation.

4. Materiality & Fenestration Constraints (Class B.2(a) & Class B.2(c)):

- **Material Palette:** External wall finishes and tile cladding on the dormer will visual-match the color, texture, and tone of the existing roof tiles of the main building.
- **Fenestration Safeguards:** New side glazing will feature obscured glass and be non-opening below 1.8m from FFL to prevent overlooking.

Class C Compliance: Front Rooflights

1. Projection Parameters (Class C.1(a)):

- The front-sloping rooflights will project no more than 150mm beyond the plane of the existing roof slope.

2.2 Detached Outbuilding (Class E Compliance & Incidental Character)

The proposal includes the erection of a single-storey, flat-roofed outbuilding situated within the rear residential curtilage.

1. Incidental Domestic Function (Class E.1):

- **Designated Usage:** The structure be used for home office and home gym. The proposed outbuilding operates in direct subordination to the primary C3 dwellinghouse, providing supporting facilities for the personal lifestyle needs of the residents. It does not incorporate independent residential amenities required for primary habitation (Class C3 usage), nor does it establish a separate commercial or severed residential unit.

2. Footprint & Site Coverage Limit (Class E.1(b)):

- The proposed building footprint (8.10m X 4.00m = 32.40m²) covers significantly less than 50% of the total curtilage area, excluding the ground area of the original dwellinghouse.

3. Eaves & Maximum Height Boundaries (Class E.1(e)):

- Being positioned within 2 metres of the curtilage boundaries, the overall building height is strictly controlled to a maximum of 2.50 metres.

4. Spatial Position (Class E.1(d)):

- The outbuilding is positioned entirely within the rear garden area, set back well beyond the principal elevation of the host dwelling.

Fire Escape Layouts: Confirms alignment with Policy D12(A) of the London Plan, featuring a protected escape enclosure, 30-minute fire-resisting wall assemblies (Part B), interlinked detection systems, and FD30 fire door sets.

3. Conclusion

The proposed roof extension and detached garden outbuilding at 6 Chatsworth Road comply fully with all applicable dimensional, volumetric, and operational limits established under Class A, Class B, Class C, and Class E of Part 1, Schedule 2 of the Town and Country Supporting (General Permitted Development) (England) Order 2015 (as amended).

Accordingly, the proposed development constitutes lawful Permitted Development, and it is respectfully requested that a Certificate of Lawfulness be granted.