

EVIDENCE TO VERIFY APPLICATION

Evidence to verify application of 234 Northwood Road, Harefield, UB9 6PT

See drawings for reference.

EX01 to Ex06 , Br01 -Br07 for proposed dimensions of development.

The proposed rear roof dormers extension to existing rooms in loft, would be permitted development under Schedule 2, Part1, Class B (the enlargement of a dwelling house consisting of an addition or alteration to its roof).

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website for semi detached properties.

The relevant guidance for this proposal is set below:

1. Existing house is not a listed building and is not in conservation area.
2. Volume of the resulting roof space is as below:) refer to Drawing BR07
 - Dormer A = 12.25 m³
 - Dormer B= 4.10 m³
 - Dormer C= 17.92 m³
 - Total Increase in vol=34.27 m³: This does not take account of volume reduction due to removal of existing rear dormer
3. Increase of the Volume of the Roof extension = 34.27 m³ so is within the 50m³ allowed under permitted development.
4. Proposed new loft conversion materials are to match existing.
5. The loft height to be no higher than the highest part of the existing roof.
6. Proposed new window are to match existing dimensions.
7. Loft conversion is set back 20cm from the original eaves as permitted development requires.