

Evidence to Verify the application for a Lawful Development Certificate

Project: 62 West End Road, HA4 6DS
Reference: PP-08680707
Date: 28th April 2020

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website. The relevant guidances for this proposal is set below and can be found under the heading of “Loft Conversion and other alterations”.

Loft conversion

Class B – The enlargement of a dwelling house consisting of an addition or alteration to its roof.

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses.
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas.
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves.
- The roof enlargement cannot overhang the outer face of the wall of the original house.