

7 Deva  
Close St.  
Albans  
Hertford  
shire  
AL3 4JS

Planning Application at:  
32 HUGHES Road, Hays UB3 3AW

We consider that our application for the above site is lawful since it complies with all relevant clauses as contained within the "Permitted development for householders - Technical Guidance" namely the following:

- PROPOSED ENLARGEMENT OF THE ROOF COMPLIES WITH PROVISIONS UNDER CLASS B.1 (b); (c); (d) ii and (f)
- PROPOSED ENLARGEMENT OF THE ROOF COMPLIES WITH PROVISIONS UNDER CLASS B.2 (a); and (b) I (bb)
- ROOF LIGHTS COMPLIES WITH PROVISIONS UNDER CLASS C.1 (b) and
- SOIL AND VENT PIPE COMPLIES WITH PROVISIONS UNDER CLASS G.1 (b)

Jovan  
Ciric  
Director  
05 May 2022

## **Permitted development rights for householders Technical Guidance**

**September 2019**

**Ministry of Housing, Communities and Local Government**

**Class B** covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows.

**Class C** covers other alterations to roofs such as re-roofing or the installation of roof lights/windows.

**Class G** covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.

### **CLASS B**

**B.1 Development is not permitted by Class B if –**

- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof**

NO PART OF THE PROPOSED WORKS WILL EXCEED THE HEIGHT OF THE HIGHEST PART OF THE ROOF OF THE EXISTING HOUSE.

- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway**

ROOF SLOPE TO WHICH DORMER WILL BE CONSTRUCTED IS AT THE BACK OF THE HOUSE THEREFORE IT IS NOT THE PRINCIPAL ELEVATION AND IT DOES NOT FACE HIGHWAY.

- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –**

- (ii) 50 cubic metres in any other case**

ADDITIONAL ROOF SPACE TO BE CREATED IS 49.90M3.

- (f) the dwellinghouse is on article 2(3) land**

DWELLING HOUSE IS NOT ON ARTICLE 2(3) LAND

## **CONDITIONS**

**B.2 Development is permitted by Class B subject to the following conditions –**

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse**

THE MATERIALS USED WILL BE OF A SIMILAR VISUAL APPEARANCE TO THOSE IN THE EXISTING HOUSE

MATERIAL TO BE USED ON THE FLAT ROOFS OF DORMER WILL BE FELT THE FACE AND SIDES OF A DORMER WINDOW WILL BE FINISHED IN TILES IN SAME COLOUR AND OVERALL SHAPE.

- (b) the enlargement shall be constructed so that –**

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –**
- (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and**

THE DISTANCE OF 1.160 METRES WOULD BE MADE ALONG THE ORIGINAL ROOF SLOPE FROM THE OUTERMOST EDGE OF THE EAVES TO THE EDGE OF THE ENLARGEMENT.

## **CLASS C**

**C.1 Development is not permitted by Class C if –**

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof**

ANY PROTRUSION FROM A ROOF LIGHT AND ITS FRAME WILL BE LIMITED TO 0.15M

## **CLASS G**

**G.1 Development is not permitted by Class G if –**

- (b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more**

EXISTING SOIL STACK WHEN EXTENDED WILL PROTRUDE THE MAIN ROOF EAVES BY 0.95M