

Planning Statement

24 Cardinal Road Ruislip

Loft Conversion

April 2021

We are applying for a lawful development certificate for a loft conversion with hip to gable roof extension and a rear dormer. The property already has a flat roofed ground floor rear extension.

We are submitting a new lawful development application after our previous application was refused as it was claimed that the works exceeded the 50m³ limit on increased roof space volume.

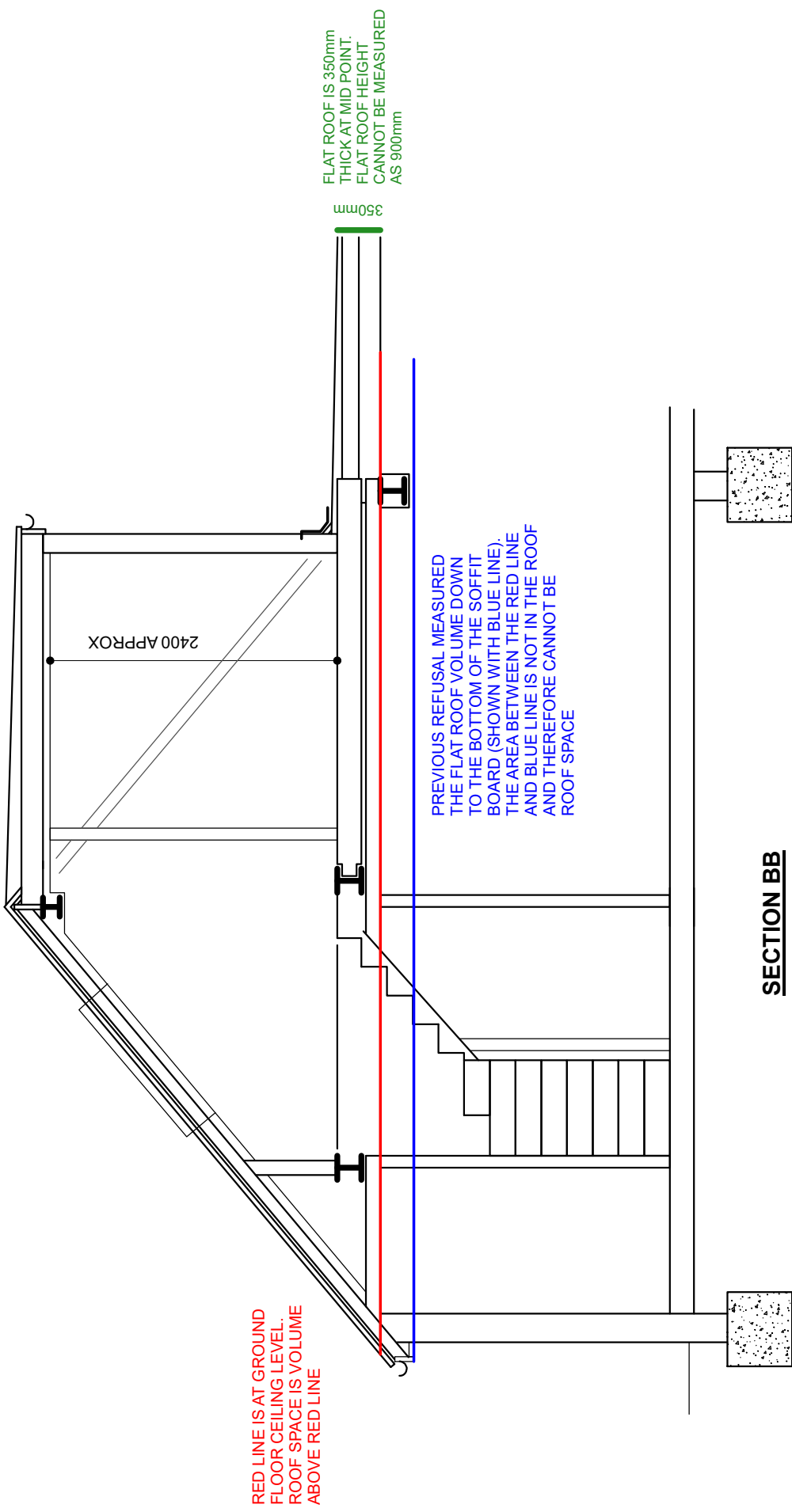
In our previous application our calculation of the hip to gable and rear dormer was generally in line with the calculation made by the planning officer. The planning officer then claimed that the top 900mm of the ground floor extension was an increase in the main roof space content. We refute this for the following reasons:

- 1) Class B.1(d) states that 'the cubic content of the resulting roof space would exceed the original roof space by 50m³'. Roof space by definition is the space inside a roof. The rear extension has a flat roof and therefore it has no roof space.
- 2) Even if the ground floor extension flat roof was to be included its average thickness is 350mm and therefore its height cannot be taken as 900mm. A section of the flat roof is shown on the Section BB.
- 3) The rear extension has a parapet wall to each side. We are not sure of where the height of 900mm was measured but it appears that it could have been measured from the top of the parapet walls to the bottom of the main roof soffit boards. The area between the parapets is outside the building so certainly cannot be seen as roof space. As can be seen on Section BB the soffit boards are 300mm below the ground floor ceilings. The area below the ground floor ceilings cannot be measured as roof space as it is inside the ground floor rooms.

For construction reasons we have reduced the size of the rear dormer. The calculations of the roof space volume are shown on the drawings. The total increase in the main roof space is 37.92m³. This is 12.08m³ below the volume limit.

We refute that the ground floor extension flat roof should be included in the roof space calculation but it certainly cannot be more than the volume of the flat roof. The flat roof is $3.80 \times 5.74 \times 0.35 = 7.63\text{m}^3$ and therefore well inside the 50m³ limit.

We therefore hope that this application will be approved.



RED LINE IS AT GROUND
FLOOR CEILING LEVEL.
ROOF SPACE IS VOLUME
ABOVE RED LINE

PREVIOUS REFUSAL MEASURED
THE FLAT ROOF VOLUME DOWN
TO THE BOTTOM OF THE SOFFIT
BOARD (SHOWN WITH BLUE LINE).
THE AREA BETWEEN THE RED LINE
AND BLUE LINE IS NOT IN THE ROOF
AND THEREFORE CANNOT BE
ROOF SPACE

FLAT ROOF IS 350mm
THICK AT MID POINT.
FLAT ROOF HEIGHT
CANNOT BE MEASURED
AS 900mm

350mm

2400 APPROX

SECTION BB