

Evidence to Verify Application for Certificate of Lawful Development at 6 Silverdale Gardens, Hayes, Middlesex, London UB3 3LN

The proposal is for a loft conversion to an existing semi-detached dwelling.

Class B Development – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof i.e. a loft conversion

- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- No part of the proposed works extends beyond the plane of the existing roof, which forms the principal elevation and fronts the highway.
- The edge of any enlargement to the roof (with the exception of the half hip to gable extension) will be not less than 20cm from the eaves of the original roof.
- The cubic content of new roof space is 44.393m³ which is less than allowable volume of 50m³ (see Calculation for the Roof Volume, drawing number PL_54).
- The property is not on Article 1(5) land.
- External materials will be of similar appearance to those used in the construction of the existing dwellinghouse.
- Any proposed side window will be fitted with obscure glazing and will be nonopening below 1.70m above floor level.

The proposals are therefore considered allowable as Class A and Class B Permitted Development within the terms of "The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008"