

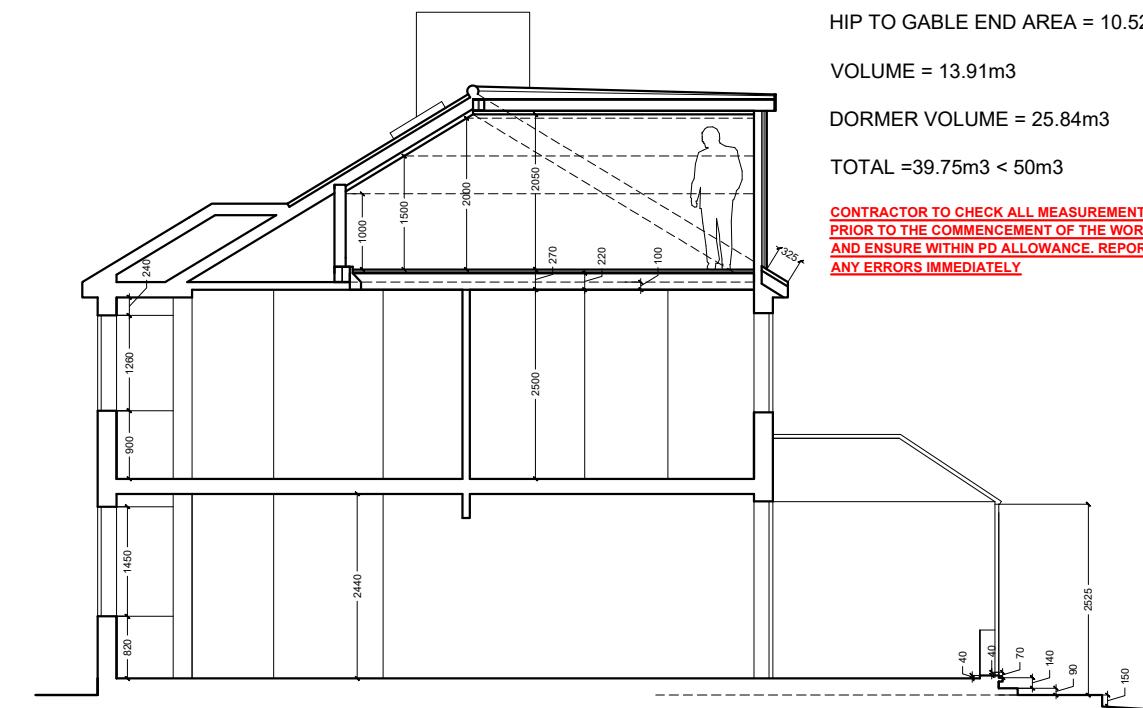
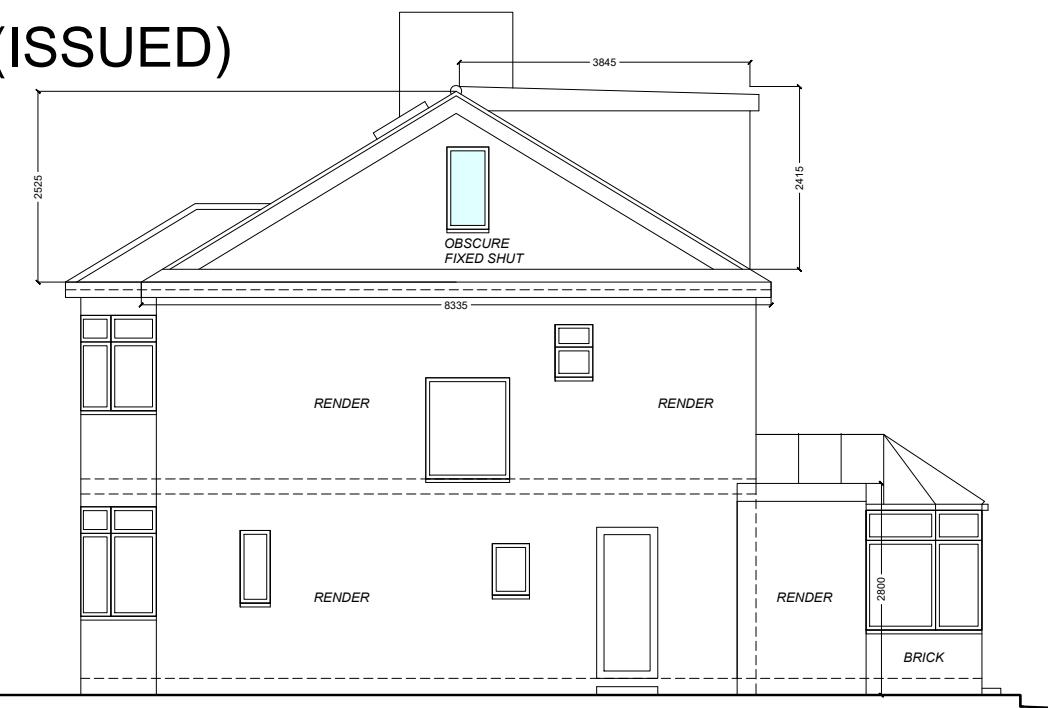
**STRICTLY FOR PLANNING ONLY**

**DWG NO: P002**

**JUNE 2022 (ISSUED)**

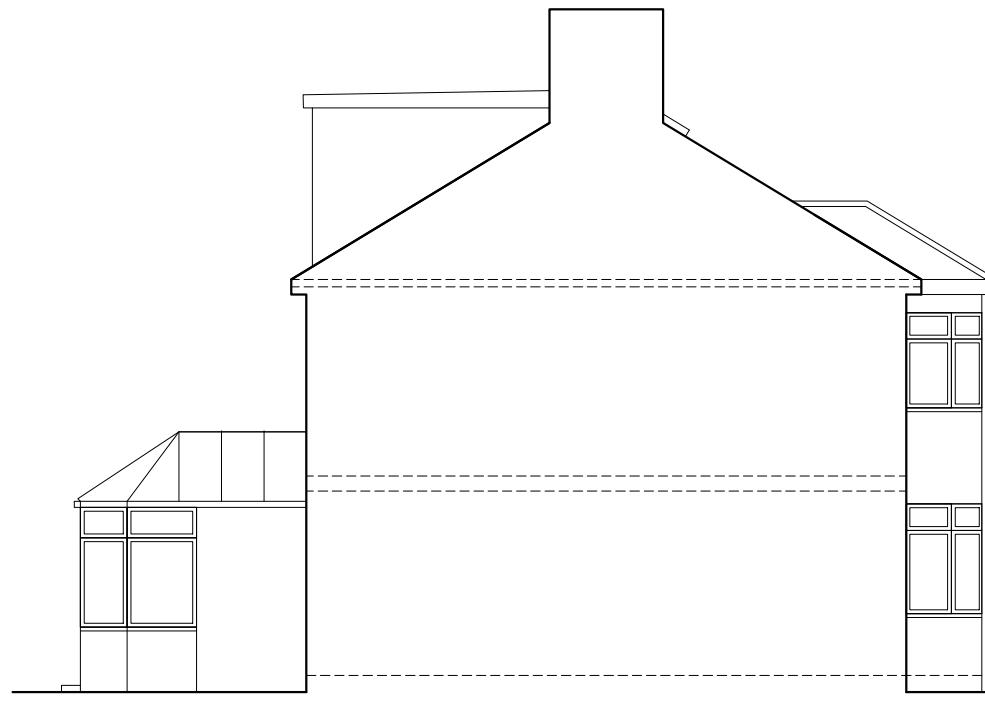
**FACING MATERIALS TO MATCH  
EXISTING DWELLING HOUSE**

**NOTE EXISTING ROOF HEIGHT IN LOFT  
SPACE MUST BE CONFIRMED  
PRIOR TO CONSTRUCTION. CLARIFY  
ANY ASSUMPTIONS MADE**



**Side elevation proposed**

**Section proposed**



**Rear elevation proposed**

**Sectional elevation proposed**

**Front elevation proposed**

Notes		
Rev	Date	Comments

**Notes**  
- This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.  
- The client is responsible for obtaining all statutory provisions including Building Regulations approval, works under the Party Wall Act 1996, and CDM Regulations 2015.  
- Any figured dimensions are based on limited survey information. All dimensions are to be verified by the contractor prior to the commencement of works. Any discrepancies to be reported immediately.  
- Any other discrepancies or omissions to be reported immediately

**Class B – additions etc to the roof**  
This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

**Under Class B the following limits and conditions apply:**  
**B.1 Development is not permitted by Class B if –**

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by use of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use) Enlargement is not permitted where the dwellinghouse is not permitted under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

**COMPLIES, PERMISSION TO USE DWELLINGHOUSE NOT GRANTED UNDER PD**

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

**COMPLIES, WORKS DO NOT EXCEED HIGHEST PART OF ROOF**

(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

**COMPLIES, WORKS DO NOT EXTEND BEYOND FRONT ELEVATION**

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –  
(i) 40 cubic metres in the case of a terrace house, or  
(ii) 50 cubic metres in any other case

**COMPLIES, WORKS UNDER 50m³**

(e) it would consist of or include –  
(i) the construction or provision of a veranda, balcony or raised platform, or  
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

**COMPLIES, NONE OF THE ABOVE PROPOSED**

(f) the dwellinghouse is on article 2(3) land  
In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.

**COMPLIES, NONE OF THE ABOVE APPLICABLE**

**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.

**COMPLIES, ANNOTATION STATES MATERIALS MATCH**

(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 –  
(aa) the eaves of the original roof are maintained or reinstated; and  
(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be no less than 0.2 metres from the eaves, measured along the root slope from the outside edge of the eaves; and  
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

**COMPLIES, EAVES RETAINED AND EDGE MORE THAN 20cm**

(c) any part shall be supported on a wall or roof slope forming a side elevation of the dwellinghouse shall be –  
(i) obscure-glazed; and  
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

**COMPLIES, ANNOTATION ON PLANS**