

## SUPPORTING PLANNING STATEMENT

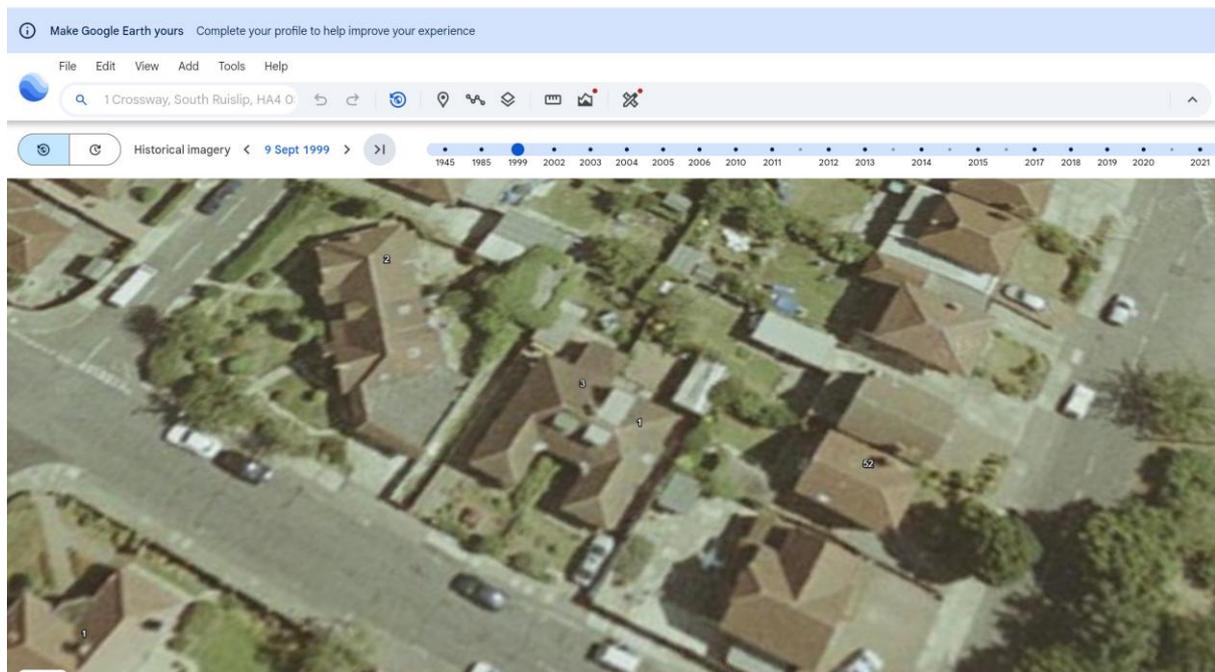
**SITE ADDRESS: 1 CROSSWAY, SOUTH RUISLIP, HA4 0SD, UNITED KINGDOM**

### 1. LAWFULNESS OF EXISTING REAR DORMER

The existing rear dormer was substantially completed more than four years ago and is therefore lawful through the passage of time pursuant to Section 171B of the Town and Country Planning Act 1990.

Historic imagery dated 1999 clearly demonstrates the presence of the dormer. No enforcement action has been taken by the Local Planning Authority. The dormer therefore forms part of the lawful planning baseline of the property.

The proposed development seeks to enlarge the existing dormer under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.



### 2. VOLUME CALCULATIONS

The cumulative roof enlargement has been calculated from the original roof form. The calculations include the existing rear dormer, as shown on Drawing No. PL09.

#### Hip to Gable Roof Enlargement

$$\text{Volume} = (\text{Length} \times \text{Depth} \times \text{Height} \div 2) \div 3$$

$$= (8.022\text{m} \times 3.955\text{m} \times 2.530\text{m} \div 2) \div 3$$

$$= 13.37 \text{ cubic metres}$$

#### Rear Dormer (Proposed Enlargement)

$$\text{Volume} = (\text{Length} \times \text{Depth} \times \text{Height} \div 2)$$

$$= (3.855\text{m} \times 3.76\text{m} \times 2.10\text{m}) \div 2$$

$$= 15.22 \text{ cubic metres}$$

### Existing Rear Dormer

Volume = (Length × Depth × Height ÷ 2)

= (2.10m × 3.76m × 2.10m) ÷ 2

= 8.30 cubic metres

### 3. TOTAL CUMULATIVE ROOF ENLARGEMENT

Hip to Gable: 13.37 m<sup>3</sup>

Proposed Rear Dormer Enlargement: 15.22 m<sup>3</sup>

Existing Rear Dormer: 8.30 m<sup>3</sup>

**Total Volume = 36.89 cubic metres**

### 4. COMPLIANCE STATEMENT

The total cumulative roof enlargement amounts to **36.89 cubic metres**, which does not exceed the 50 cubic metre limit applicable to a semi-detached dwelling under Class B of the GPDO 2015.

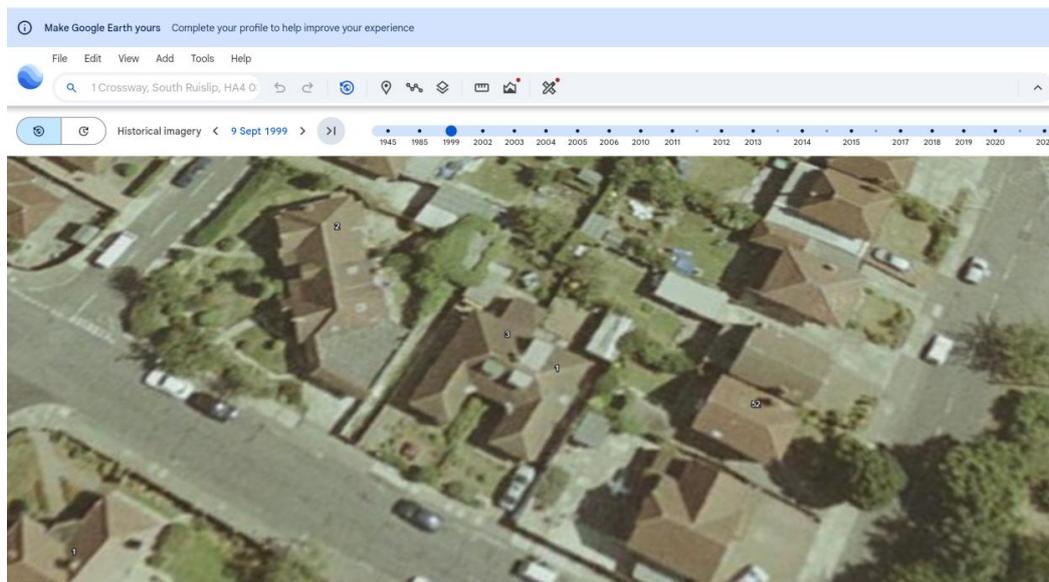
The proposal therefore complies with the volume limitations for permitted development.

### 5. EXISTING FRONT DORMER

The property also benefits from an existing front dormer which was constructed more than four years ago and is lawful through the passage of time pursuant to Section 171B of the Town and Country Planning Act 1990. Historic imagery confirms its presence.

The front dormer was not constructed pursuant to permitted development rights and therefore does not constitute an enlargement “by way of permitted development” for the purposes of Class B of the GPDO 2015. Accordingly, it does not form part of the cumulative roof enlargement calculation.

For completeness and transparency, the volume of the existing front dormer is **1.50 cubic metres** (calculated as 2.10m × 1.483m × 0.965m ÷ 2). Even if included, the cumulative roof enlargement would remain well below the 50 cubic metre threshold.



*Google Image showing Front Dormer Existence since 1999*



*Google Street View showing Front Dormer Existence – no change in 2008*

## **6. COMPLIANCE WITH CLASS B – GPDO 2015**

The proposed development has been assessed against the requirements of Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and complies as follows:

### **B.1 (a) – Volume Limitation**

The cumulative roof enlargement totals **36.89 cubic metres**, which does not exceed the 50 cubic metre limit applicable to a semi-detached dwelling.

### **B.1 (b) – No Enlargement Beyond the Plane of the Existing Roof Slope Fronting a Highway**

The proposed works are confined to the rear roof slope. No development is proposed on a roof slope which fronts a highway.

### **B.1 (c) – Height Restriction**

The enlarged roof does not exceed the height of the highest part of the existing roof.

### **B.1 (d) – Materials**

Materials used in the external surfaces of the enlarged roof will be similar in appearance to those used in the existing dwellinghouse.

### **B.1 (e) – Eaves Set-In**

The enlarged roof will be set back a minimum of 200mm from the original eaves, measured along the roof slope.

### **B.1 (f) – No Veranda, Balcony or Raised Platform**

The proposal does not include any veranda, balcony or raised platform.

### **B.1 (g) – Side-Facing Windows**

Any side-facing windows will be obscure-glazed and non-opening below 1.7m above internal floor level, where applicable.

## **7. CONCLUSION**

The existing rear dormer and front dormer are lawful through the passage of time pursuant to Section 171B of the Town and Country Planning Act 1990, as evidenced by historic imagery dated 1999 and the absence of enforcement action. These elements form part of the lawful planning baseline of the property.

The proposed enlargement of the rear dormer complies with Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. The cumulative roof enlargement totals 36.89 cubic metres, which remains below the 50 cubic metre threshold applicable to a semi-detached dwelling.

The proposal therefore constitutes permitted development. A Certificate of Lawfulness for the proposed development is respectfully sought.