

# db DESIGN SERVICES

ARCHITECTURAL CONSULTANTS

## **Evidence to Verify Application for Certificate of Lawfulness 78 Highland Road, Northwood. HA6 1JU**

The proposals are for the conversion of the existing loft space to habitable accommodation to the semi-detached property.

### **Class B Development – The enlargement of a dwelling- house consisting of an addition or alteration to its roof ie loft conversion.**

- No part of the dwelling house, as a result of the proposed works, exceeds the height of the highest part of the existing roof.
- No part of the dwelling house as a result of the proposed works, extends beyond the plane of any existing roof slope which forms part of the principal elevation of the dwelling house and fronts a highway.
- The additional roof space created as a result of the proposed works does not increase the volume of the original roof space of the dwelling house by more than 50 cubic metres.
- The external materials used shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house.
- The enlargement to the roof shall be constructed so that the edge of the enlargement closest to the eaves of the original roof shall be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
- The property is not on article 2(3) land.
- The window inserted into the side elevation of the new gable wall of the dwelling house shall be obscure glazed and non opening below 1.7m where the measurement is taken from the stair immediately below the centre of the window.

### **Class C Development – Other alterations to the roof of a dwellinghouse.**

- No part of the alteration protrude's 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.

The proposals therefore constitutes Permitted Development by virtue of the provisions of Class B & Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.