Evidence to Verify Application

re: Proposed Loft Conversion at 3 37 Fray's Waye, Uxbridge UB8 2QU

The proposal is for a loft Conversion **Class B**, extension to a semi-detached house. This statement demonstrates that we comply with all criteria for Permitted Development Rights, with respect to **Classes B**:

Class B:

1. The existing house is not a listed building, and the development is not on designated land.
2. This is a mid-terraced house, with no previous extension to the roof. The proposed rear dormer extension total volume comes to 30.1m^3, so below the 40m^3 limit.
3. The dormer extension is on the rear facing pitch, which does not front a highway. We do however propose 3 new roof lights, to the front facing pitch, which do not protrude more than 150mm above the plane of the roof.
4. Materials used will match existing house.
5. The highest point of the proposed extension will be below the existing ridge line.
6. There are no verandas or balconies proposed.
7. There are no side facing windows proposed.
8. Roof dormer extension is set back 26cm up the roof slope, from the eaves.
9. An inspection will be carried out to determine if any bats inhabit the roof space, and a special license will be obtained if confirmed.