

STATEMENT OF COMPLIANCE

10 Lonsdale Close, Uxbridge, UB8 3BY

Hillingdon

Side Dormer Extension

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 compliance of conditions apply to this application:

B.1 Development is permitted by Class B if –

- a) Permission to use the dwelling house at 10 Lonsdale Close was not granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)**

Enlargement is permitted where the house was not created 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.

- (b) Any part of the dwelling house would, as a result of the works, not exceed the height of the highest part of the existing roof**

Additions and alterations made to the roof to enlarge the house (loft conversion) are permitted development if as is the case in this application that no part of the house, once enlarged exceeds the height of the highest part of the roof of the existing house. The highest part of the roof of the existing house is the ridge line of the main roof. Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line are not taken into account when considering the height of the highest part of the roof of the existing house.

- (c) Any part of the dwelling house would not, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway**

No dormer window as part of the loft conversion, or any other enlargement of the roof space is at the rear of this house and not on the principal elevation facing the street.

- (d) the cubic content of the resulting roof space exceeds the cubic content of the original roof space by less than -**

(i) 50 cubic metres in the case of this semi detached house.

For the purposes of Class B “resulting roof space” means the roof space as enlarged, has taken into account any enlargement to the original roof space, whether permitted by this Class B application or not.

To be permitted development any additional roof space created must not increase the volume of the original roof space of the house by more than 50 cubic metres for terraced houses. The actual enlargement is **48.54** cubic Metres and this is a semi detached rather than a terraced house. Any previous enlargement to the original roof space in any part of the house has been included in this volume allowance. ‘Original roof space’ is that roof space in the ‘original building’.

(e) it does not include -

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

Alterations to the roof of a house for loft conversions involving the creation of balconies are not permitted development and would require planning permission. This application complies as it does not have a verandah, balcony, alteration or replacement of a chimney flue or soil and vent pipe.

(f) The dwelling house is not on article 2(3) land

If the application was in a National Park, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and would require an application for planning permission.

Conditions

B.2 Development is permitted by Class B as the following conditions will be met –

(a) The materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house but does not mean that they need to be the same materials or match exactly.

The visual impacts of the materials used will be the most important consideration. For example:

- The pitched roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as tile for pitched roofs of dormers will therefore be acceptable
- The face and sides of a dormer window will be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer will appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.

(b) the enlargement shall be constructed so that –

(i) The eaves of the original roof are maintained or reinstated; and

(ii) 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 measurement of 0.2 metres should be made along the original roof slope from the outermost edge of the eaves (the edge of the tiles or slates) to the edge of the enlargement.

(iii) No part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

iv) For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwelling house are not to be considered part of the enlargement.

(c) No windows are inserted on a wall or roof slope forming a side elevation of the dwelling house –

Permitted development Class C.

Any other alteration to the roof of a dwellinghouse. (hip to gable element)

Development not permitted

C.1 Development is not permitted by Class C if—

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) The alteration would protrude 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;
- (c) It would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (d) It would consist of or include—
 - (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) Obscure-glazed; and
- (b) 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.

Donald Shearer

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Date 18th August 2022