



PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at

25 ROSEBURY VALE
RUISLIP
HA4 6DQ

7 DAY PLAN SERVICE	PLANNING PERMISSION	LISTED BUILDING CONSENT
PERMITTED DEVELOPMENT SPECIALISTS	CERTIFICATES OF LAWFUL DEVELOPMENT	
BUILDING REGULATION SUBMISSIONS	STRUCTURAL ENGINEERS CALCULATIONS	
FREE DESIGN CONSULTATION	ELECTRONIC SURVEYS	COST SAVING SPECIFICATION
EXTENSIONS	LOFT CONVERSIONS	NEW HOUSES
		OUTBUILDINGS
FREE ADVICE	ALL WORKS CONSIDERED	ALTERATIONS
		SAP CALCULATIONS

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Report Prepared by	iPlans
Date	11/10/2021

1. Introduction

1.1 iPlans has been instructed by Shane Ryan to submit an application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020) for a Lawful Development Certificate for a loft conversion to include hip-to-gable roof extension, dormer, rooflights and raised party wall.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 25 Rosebury Vale, Ruislip, HA4 6AQ accommodates a semi-detached property.

2.2 Photographs below show the front and rear elevations of the dwellinghouse.



2.3 The property façade is rendered and the fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a loft conversion to include hip-to-gable roof extension, dormer, rooflights and raised party wall.

3.2 The loft conversion will include hip-to-gable roof extension, dormer, rooflights and raised party wall. The dormer will be located to the rear elevation. The dormer will measure 6175mm wide, 2567mm high and 3951mm deep. The dormer will have a flat. There will be a Juliet balcony and window to the elevation overlooking the rear garden. The proposal includes the installation of 3x rooflights to the front roof plane. The party wall will be raised and will have a rendered finish.

3.3 Under class B, it states that roof alterations is not permitted if:

- 3.3.1 any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- 3.3.2 any part of the dwelling house would, 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
- 3.3.3 the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres for other properties;
- 3.3.4 it would consist of or include the construction of provision of a verandah, balcony or raised platform;
- 3.3.5 the dwelling house is on article 1(5) land or
- 3.3.6 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.4 The conditions under Class B for development to be permitted is if:

- 3.4.1 the materials used in any exterior work is of similar appearance to the existing dwelling house;
- 3.4.2 The enlargement shall be constructed so that the eaves of the original roof are maintained or reinstated apart from 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;
- 3.4.3 No part of the enlargement extends beyond the outside face of any wall of the original dwelling house other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension and
- 3.4.4 Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed.

3.5 Under Class C, installation of rooflights is not permitted if:

- 3.5.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;
- 3.5.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
- 3.5.3 If it would consist or include the installation, alteration or replacement of a chimney, flue, or soil and vent pipe or photovoltaics or solar thermal equipment or
- 3.5.4 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.6 The conditions for permitted development under this class, are that any window located on a roof slope forming a side elevation of the dwelling house shall be obscure glazed and non-opening unless it is more than 1.7m above the floor of the room in which the window is installed.

3.7 The proposed loft conversion to include hip-to-gable roof extension, dormer and raised party wall meets the requirements of Class A and B in that the total work to the roof equates to 48.94m³ thereby falling within the 50 cubic metres requirement for this type of property. The dormer will not exceed the height of the highest part of the roof and will be set 200mm above the eaves. The dormer will be tiled. The raised party wall will not exceed the ridge height of the roof and will have a rendered finish thus matching in appearance with the dwellinghouse.

3.8 The rooflights will each protrude approximately 90mm from the roof plane thereby meeting the requirements of Class C.

4. Relevant Planning Policy

4.1 The proposal is for a loft conversion to include hip-to-gable roof extension, dormer, rooflights and raised party wall.

4.2 This Permitted Development application will not cause significant harm to the living conditions of the neighbouring residents when using their gardens or habitable rooms.

5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).

5.2 In respect of the above, we would request a Lawful Development Certificate for the proposed work.