

Evidence to Verify the Application for a Lawful Development Certificate at

12 Bishops Road, Hayes, UB3 2TA

The proposal constitutes Permitted Development as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

Alteration is to be carried out in line with Permitted Development guidance contained within the DGLC 'Permitted Development Rights for Householders- Technical Guidance' and on the planning portal website, namely:

1. The Existing house is not a listed building and is not in a conservation area.
2. The material used on the exterior work of the proposed loft conversion and hip to gable roof will be matching the existing building.
3. The proposed Loft conversion does not exceed the 50-meters cubic volume.
4. The property is not on Article 1(5) Land.
5. The proposed dormer is set back greater than 200mm from eaves of existing roof
6. The proposed loft conversion is used as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose.
7. The front "Velux" style rooflight windows will not protrude more than 150mm above the plane of the roof slope.