

## **Evidence to Verify Application for Certificate of Lawful Development at**

### **35 Dickens Avenue UXBRIDGE UB8 3DL**

The proposal is for a loft conversion to an existing Semi-detached house

Class B Development – The enlargement of a dwelling house consisting of an addition or alteration to its roof i.e., a loft conversion

- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- No part of the proposed works extends beyond the plane of the existing roof which forms the principal elevation and fronts the Dickens Avenue.
- The edge of any enlargement to the roof will be not less than 20cm from the eaves of the original roof.
- The cubic content of new roof space is 31.63 m<sup>3</sup> which is less than to allowable volume of 50 m<sup>3</sup> (Please see the calculations in proposed elevation drawings.
- The property is not on Article 1(5) land.
- External materials will be of similar appearance to those used in the construction of the existing dwelling house.
- Any proposed side window will be fitted with obscure glazing and will be non-opening below 1.70m above floor level.

The proposals are therefore considered allowable as Class A and Class B Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008”