

Evidence to Verify the application for a Lawful Development Certificate

Project

1 Kingfisher Close, Northwood, Greater London HA6 2UG

Date

March 16, 2024

The Proposal

Construction of 3m Single storey rear extension with roof lights, rear dormer roof extension with roof lights.

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for which this proposal meets is set out in.

- 1. Class A - The enlargement, improvement or other alteration of a dwelling house.**
- 2. Class B - The enlargement of a dwelling house consisting of an addition or alteration to its roof.**

See attached.



Class B

The enlargement of a dwelling house consisting of an addition or alteration to its roof.

Summary

Loft conversion (Roof extension)

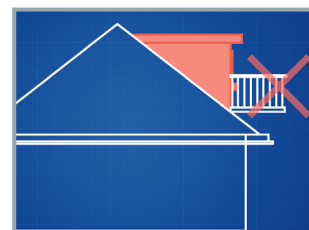
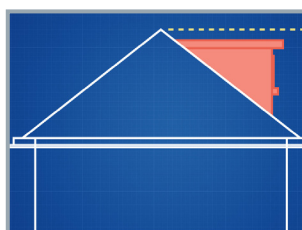
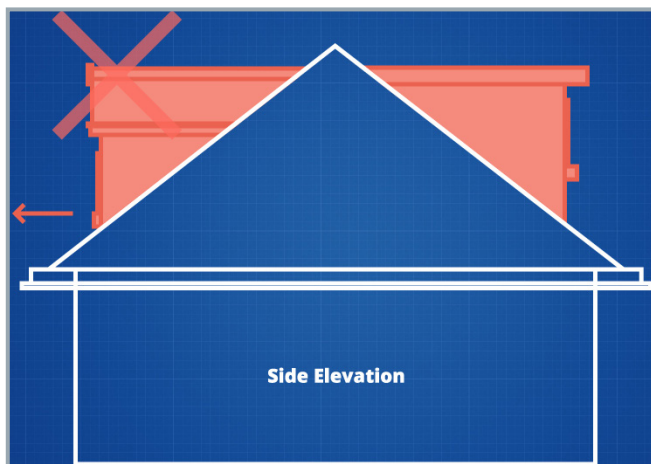
A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. Loft conversions are NOT permitted development for houses on designated land.
2. To be permitted development any additional roof space created must not exceed these volume allowances:

- 40 cubic metres for terraced houses.
- 50 cubic metres for detached and semi-detached houses.

Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
4. Materials to be similar in appearance to the existing house.
5. No part of the extension to be higher than the highest part of the existing roof.
6. Verandas, balconies or raised platforms are NOT permitted development.
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.



8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane.

The roof enlargement cannot overhang the outer face of the wall of the original house.

Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of '[Permitted development for householders – Technical guidance](#)' (PDF).

9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.

[Contact Natural England for more advice](#)

[View specific information regarding Bats](#)

Did you know you may need a fire suppression system to have open plan?



Class B

The enlargement of a dwelling house consisting of an addition or alteration to its roof.

Important note

The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings. You should check with your Local Planning Authority whether permitted development rights apply – they may have been removed by what are known as Article 4 directions.

Other consents may be required if your house is listed or in a designated area.

When planning work you should read all the advice on the Planning Portal under '[Your responsibilities – Other considerations before you start work](#)'.

As well as other important information you will find guidance here on the permitted development regime.

Wales

This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

Building Regulations

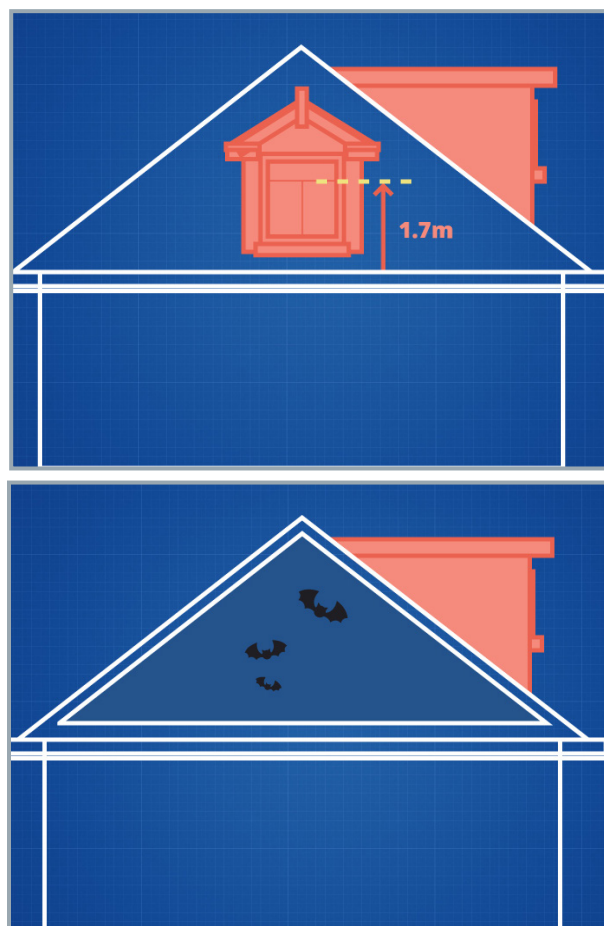
Building regulations approval is required to convert a loft or attic into a liveable space. [For more information read Planning Portal online guidance.](#)

Installation, alteration or replacement of a chimney, flue or soil and vent pipe

[Read guidance on the permitted development regime under Class G.](#)

Disclaimer

Users should note that this is an introductory guide and is not a definitive source of legal information. [Read the full disclaimer.](#)



Definitions of terms used in this guide:

'Original house' - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

'Designated land' - Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

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Class A

The enlargement, improvement or other alteration of a dwelling house.

Summary

Single-storey extension

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior.

*Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

2. On designated land* - no side extensions.

Rear extension - No permitted development for rear extensions of more than one storey.

The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.

3. No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

4. No extension forward of the principal elevation or side elevation fronting a highway.

5. Materials to be similar in appearance to the existing house.

6. Side extensions to be single storey.

Width of side extension must not have a width greater than half the width of the original house.

7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.

8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.



9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.

[Find out more.](#)

10. Maximum height of a single-storey rear extension of 4m.

11. Maximum eaves and ridge height of extension no higher than existing house.

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Class A

The enlargement, improvement or other alteration of a dwelling house.

Summary

Two-storey rear extension

(Extensions of more than one storey)

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land extensions of more than one storey are not permitted development.

* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

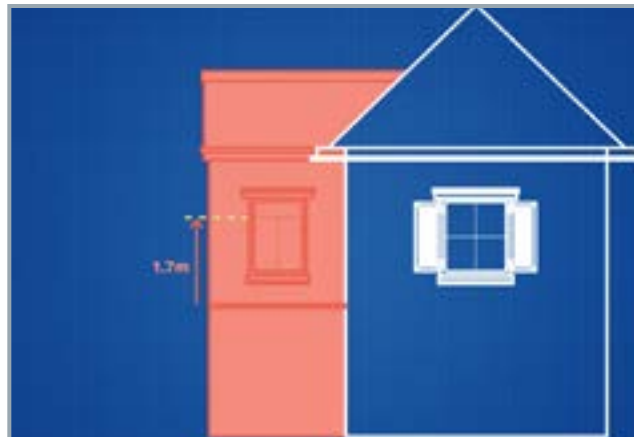
* Sheds and other outbuildings must be included when calculating the above 50% limit.

3. Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

4. Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.

5. Roof pitch of extensions higher than one storey to match that of the existing house, as far as is practicable.

6. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.



7. Any upper-floor window in a wall or roof slope in a side elevation must be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

8. No balconies or verandas are permitted development.

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Class A

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Important note

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Other consents may be required if your house is listed or in a designated area.

When planning work you should read all the advice on the Planning Portal under '[Your responsibilities – Other considerations before you start work](#)'.

As well as other important information you will find guidance here on the permitted development regime.

Wales

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Building Regulations

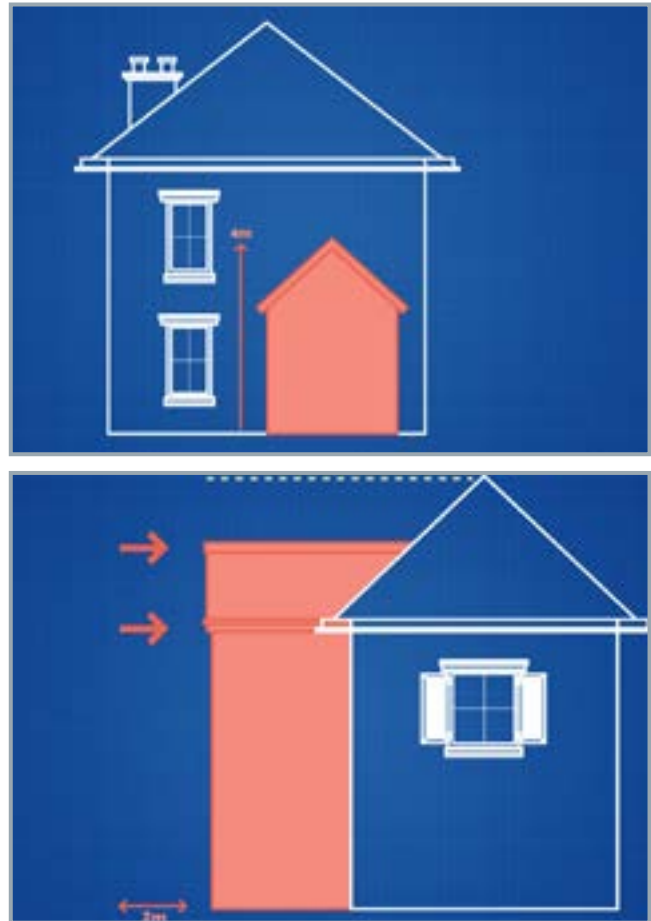
Most extensions of properties require approval under the Building Regulations. [For more information read Planning Portal online guidance.](#)

Installation, alteration or replacement of a chimney, flue or soil and vent pipe

[Read guidance on the permitted development regime under Class G.](#)

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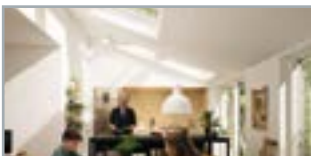
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