

SUPPORTING STATEMENT

Application for Certificate of Lawfulness for Proposed Development Site, 16 Hayes End Drive, Hayes, UB4 8HB

Implementation and sequence of works

First, remove the existing pitched roof over the double-storey side extension in full and replace with a flat roof as shown on the submitted drawings. Take dated photographs once that flat roof is done to show the former pitched roof is gone prior to commencement of the hip to gable loft conversion incorporating a rear dormer extension.

Only after that, begin the hip-to-gable and rear dormer works, again strictly in line with the proposed plans.

Lastly, all external materials are to match the existing dwelling in appearance and retain dated photographs on completion to evidence compliance.

Enlargement and Volume Calculations

For a semi-detached house, Class B allows up to 50 cubic metres total additional roof volume over the original roof space. The submitted drawings show the size and component volumes for the hip-to-gable and rear dormer extension. A, hip-to-gable volume plus B dormer volume equals total additional volume. The total is under 50 cubic metres.

The flat roof to the side extension is completed first, and the Class B dormer calculation relates only to the hip-to-gable and rear dormer, not to the side extension roof as this will be implemented prior to commencement of the hip to gable loft conversion incorporating a rear dormer extension.