

TOWN AND COUNTRY PLANNING, ENGLAND
The Town and Country Planning (General Permitted
Development) (Amendment) (No. 2) (England) Order 2008

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposals do not exceed the height of the original roof.

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

The proposals do not alter the front plane of the roof.

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

The dwelling is not a terrace house and the proposals are less than 50m3

(d) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

No such item proposed

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or No such alteration proposed

(e) the dwellinghouse is on article 1(5) land.

Dwelling is not on article 1(5) land

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Materials will match existing

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

The proposals comply

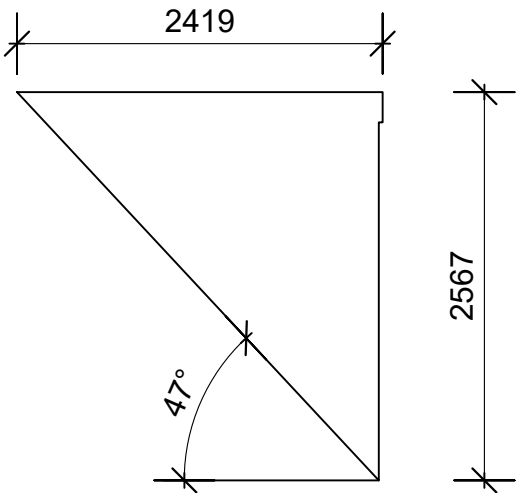
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The proposals comply

Proposed rear dormer

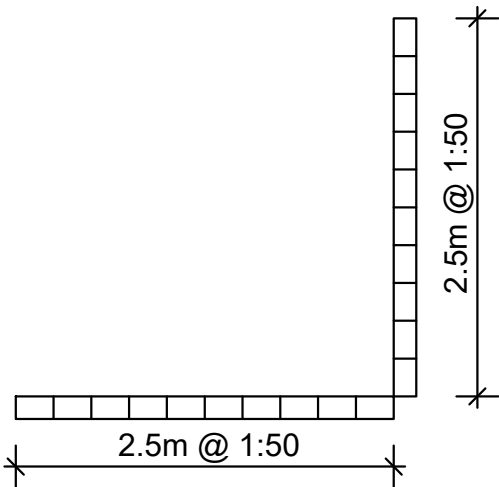


area = 3.77m2

length = 4.0m

total volume =

3.77 x 4.0 = 15.08m3



Rev.	Description.	Date.
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Title;
Proposed loft conversion
14 Purwell Lane
Hitchin
Herts SG4 0NE
Justification drawing

Scale : 1:50 @ A3	Drawn by: AT
Date : Sept 2025	

Drg.No: AT1288-04