

Supporting Planning Statement/Permitted Development Check

Proposed rear dormer loft extension at 4 Alexandra Road, Hitchin

A Certificate of Lawful Development (Proposed) is applied for to confirm that the proposed extensions, as described in drawings NCA.368.PL008-014 are permitted development under the Country Planning (General Permitted Development) Order 1995 by the Town and Country Planning (General Permitted Development) (Amendment) (No.2)(England) Order 2008.

The development as drawn is covered by Part 1. Development within the curtilage of a dwelling house of the Country Planning Order.

Reference has been made to the technical guidance document 'Permitted Development for Householders revised September 2019, from the Department for Communities and Local Government (DCLG). This sets out the rules concerning what extensions, improvements and alterations a householder may make to their house and the area around it without the need for an application for planning permission.

The proposed new extensions accord with the rules and policies of the order and are explained with reference to the above noted drawings.

Generally, the proposals are covered in Part 1 (development within the curtilage of a dwelling) of the Order, and within sub-divisions; Class B – additions to the roof.

The area of the site (curtilage) is about 244sqm. The ground floor of the original house is 53sqm, and with outbuildings of 17sqm, the total ground floor coverage is 70sqm.

1. Rear Dormer (Class B)

- b. No part of the roof extension exceeds the height of the highest part of the existing roof;
 - c. No part of the roof extension extends beyond the plane of the existing roof slope, which forms the principal elevation of the dwelling;
 - d. The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50cu.m;
 - e. The alterations do not create a balcony (A Juliet balcony with no platform with balustrade less than 0.3m from door is considered PD);
- Condition B.2.
- a. Materials used are to be similar in appearance to those used in the construction of the existing dwelling.
 - b. The eaves of the original roof are maintained and the dormer is set back more than 0.2m from the eaves of the original roof;

Volume of additional roof space:

A. $h\ 2.815m \times d3.335m \times 1/2 = 4.694m \times w\ 5.365m = 25.183cu.m$

B. $h\ 2.815 \times d\ 2.870 \times w\ 3.060 = 24.722cu.m$

A + B = 49.905cu.m

Total Additional Roof Volume = 49.9cu.m (less than permitted 50cu.m)

End