

EVIDENCE TO VERIFY APPLICATION
for Certificate of Lawful Development at
3 Spinney Close, Hitchin, SG4 9PD

The proposal is loft conversion with a flat roof dormer.

Class B Development –

The enlargement of a detached 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 highway.
- 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 40.62m³ which is less than allowable volume of 50m³ for a detached house (see calculations below).
- The property is not on Article 1(5) land
The property is not on Article 4 direction
- External materials will be of similar appearance to those used in the construction of the existing dwellinghouse.
- There are no side windows.

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”

Volume Calculations

Volume of new roof dormer extension calculation

New Dormer

$$\frac{10.14 \times 3.07 \times 2.61}{2} = 40.62 \text{ cu/m}^3$$