

Lawful Development Certificate

Planning Statement – 5 Heath Road, Market Bosworth CV12 0NT

The site:-

The application site is a two-storey detached dwelling, situated within a residential area of Market Bosworth.



The proposal :-

The proposal is to the side elevation for the removal of an existing dormer window and construction of a new enlarged dormer window to create two larger bedrooms.

Please refer to the accompanying planning drawings which illustrate the size and location of the proposed works detailed above.

Lawfulness Assessment

Permitted development states:

Limitations on the proposed development:

- Materials must be similar in appearance to the existing house
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
 - 40 cubic metres for terraced houses; or
 - 50 cubic metres otherwise
- Must not exceed the height of the existing roof.
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
- Must not include:
 - verandas, balconies* or raised platforms; or
 - installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'
- Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
- Construction must ensure that:
 1. The eaves of the original roof are maintained (or reinstated)
 2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves (see pages 35-36 of the [Technical Guidance](#) below for more details)
 3. The roof enlargement does not overhang the outer face of the wall of the original house

The proposed adheres to these limitations, the materials are similar to the existing house, the volume of enlargement is 40cubic meters (as detached), the dormer does not exceed the existing roof height, side facing windows will be obscure glazing and no opening below 1.7m, the existing eaves are maintained, the roof enlargement will be 20cm from the original eaves and does not overhang the outer face of the original house.

Conclusion

In our opinion the proposed construction works are within the permitted development limitations, as noted above, therefore a Lawfulness Development Certificate is requested for these works.