

CLASS B - ROOF EXTENSIONS:

"The enlargement of a dwellinghouse consisting of an addition or alteration to its roof"

Not higher than ridge-line of house.

VOLUME:

- $\leq 40\text{m}^3$ for terrace house.
- $\leq 50\text{m}^3$ for semi-detached or detached house.

Note: For different conclusions as to whether it's possible to cover the party wall, see the Planning Jungle website.

Must not extend beyond a principal elevation that fronts a highway.

Set back $\geq 20\text{cm}$ from eaves (does not apply to hip-to-gable, etc) and must not extend beyond outside face of wall.



www.planningjungle.com

OTHER LIMITATIONS:

- Class B does NOT apply if Class AA used.
- No verandah, balcony, or raised platform.
- (See Class G for chimney, flue, SVP).

CONDITIONS:

- Materials "of a similar appearance" to existing house.
- Side windows obscure-glazed and non-opening.

ARTICLE 2(3) LAND:

- Class B does NOT apply on article 2(3) land.