

**Planning Statement in Support of an Application for Lawful Development
Certificate.**

Hip to Gable Loft Conversion and Rear Dormer.

18 Netherley Road, Hinckley.LE10 0RF.

For Mr and Mrs Adcock.

Rev. A – 28.06.2023 – Class B statement added.



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1. Introduction

- 1.1 This planning statement is submitted in support of an application for a Lawful Development Certificate relating to the proposed Loft Conversion at 18 Netherley Road, Hinckley. LE10 0RF.
- 1.2 Photographs 1 and 2 below shows the Front and Rear Elevations of the original dwelling. The proposed Loft Conversion will be sited on the Front, Side and Rear Elevation.



Photograph 1. The Front Elevation



Photograph 2. The Rear Elevation

2 Planning Status of the Site and “Netherley Road”

- 2.1 The application site is not Article 2(3) land as defined in Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015; i.e. it is not within :-
- o A Conservation Area;
 - o An Area of Outstanding Natural Beauty;
 - o An area specified by the Secretary of State for the purposes of Section 41(3) of the Wildlife and Countryside Act 1981;
 - o The Broads; OR o A World Heritage Site
- 2.2 “18 Netherley Road” is not included on the statutory List of Buildings of Special Architectural or Historic Interest authorised by the Secretary of State and maintained by Historic England.

3 The Proposed Loft Conversion.

- 3.1 The proposed development is the conversion of the loft from a hip to gable roof including a Rear dormer. The Loft Conversion will be used for a Master Bedroom and much needed conversion of the third Bedroom on the First Floor to a Study. The Existing Floor Plan and Elevations and as Proposed Plan and Elevations, together with a Site Location Plan are attached to this application.
- 3.2 The external facing materials to be used in the proposed extension will match those of the existing dwelling.

4. Permitted Development

- 4.1 It is contended that the proposed Loft Conversion is permitted development and therefore does not require planning permission because it satisfies the relevant criteria of the General Permitted Development Order.
- 4.2 The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

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

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof
- (c) 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
- (d) 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

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

- (e) it would consist of or include -
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (f) the dwellinghouse is on article 2(3) 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

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

(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

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

5. Conclusion

5.1 No previous extensions have taken place at the property therefore the Permitted Development Rights are still in place to for a lawful development certificate to be granted.

5.2 The proposed Loft Conversion satisfies all the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, is permitted development and thus does not require planning permission. The conversion of the Loft would therefore be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) and a positive Certificate of Lawful Development for the proposed Loft Conversion should be granted.