

Planning Statement

Client

Stephen Lawrance
23 Cedar Road
Earl Shilton
LE9 7HE

Project

Loft conversion including addition of rear/side dormer carried out in accordance to the guidelines set out in Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended) Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Document No.

24/418 PS01

1 Introduction

- 1.1 This document has been prepared in support of an application for a Lawful Development Certificate relating to an extension to the existing roof to form new habitable rooms in the existing loft space..
- 1.2 The purpose of this document is to establish the parameters of the proposed works and demonstrate their adherence to the relevant legislation as set-out within schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended) Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof. (Class B).

2 Site and planning history

- 2.1 The application site is a semi-detached bungalow located at 23 Cedar Road, Earl Shilton, Leicestershire.
- 2.2 Permitted development rights are not restricted by way of Article 2(3) or 2(4), Article 4 directions, via planning condition or restrictive covenant.
- 2.3 There are no previous planning applications for the site within the local authority records.

3 The Proposal

- 3.1 The proposal comprises the addition of a rear and side dormer extension to the existing roof..
- 3.2 The proposed increase in volume does not exceed 50m³ (calculated additional volume measured externally = 48m³).
- 3.3 The proposed extension does not extend beyond the principal elevation and is not higher than the existing ridge line.
- 3.4 The proposal is set back a minimum of 200mm from the existing eaves, where applicable, and does not extend beyond the outside wall.
- 3.5 Proposed side windows are non-opening and of obscure glazing.
- 3.6 Proposed materials shall be of similar appearance to the existing house (concrete fibre boarding of similar colour to existing roof tile).

4 Conclusion

- 4.1 As described above, the proposal has been designed to conform to the parameters set-out in Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended) Class B and therefore should be classed as permitted development.