

Evidence to verify application for Certificate of Lawful Development at 84 Kings Road, Caversham, Reading RG4 8DT

The proposal complies with the conditions of Class B and Class C, schedule 2, part 1 of the The Town and Country Planning (General Permitted Development) (England) Order 2015 as well as the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set out below.

Class B – additions etc to the roof

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof is considered to be permitted development (not requiring planning permission) subject to the following limits and conditions.

- No extension to be higher than the highest part of the existing roof (complies, see plans).
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope. (complies, see plans).
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than 40 cubic metres for terraced houses. (complies, see calculations shown in proposed roof plan)
- Must not include verandas, balconies or raised platforms; or installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'. (complies, see plans).
- Is not on Article 2(3) designated land. (complies)
- Materials must be similar in appearance to the existing house. (complies, similar materials to be used).
- The eaves of the original roof are maintained/reinstated – (complies, see plans)
- B.2, (b), (i), (aa), (bb), (ii), the enlargement must be constructed... (complies, see plans).
- The roof enlargement does not overhang the outer face of the wall of the original house. (complies, see plans).
- 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. (complies, see plans, no side facing windows)

Class C – other alterations to the roof

- Must not project more than 0.15 metres from the plane of the existing roof slope (complies, see plans for two roof lights).
- Must not exceed the height of the existing roof (complies, see plans).