



PLANNING STATEMENT

Loft Conversion Including the Formation of a Rear Dormer

62a South View Avenue, Reading, RG4 5AJ

INTRODUCTION

This is a proposed certificate of lawfulness application for a loft conversion including the formation of a rear dormer to a terrace residential dwelling. Please find enclosed:

- 1:1250 Location plan.
- Existing plans and elevations.
- Proposed plans and elevations.
- Certificate of lawfulness application form.

SUPPORTING CERTIFICATE OF LAWFULNESS STATEMENT

The property is a typical terrace residential dwelling located on South View Avenue. The site is not located in a conservation area.

The loft conversion will be under the 50 cubic meter allowance, 26.8m³ as calculated at the end of this document.

COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

It is considered the proposed loft conversion would comply with Class B and C of the town and country planning (general permitted development) order 2008 as;
All works would be within the curtilage of the dwellinghouse.

B.1

- (a) All parts of the dwellinghouse, as a result of the work, will not exceed the height of the highest part of the existing roof.
- (b) any part of the dwellinghouse will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and front a highway.
- (c) The cubic content of the resulting roof space will not exceed 40 cubic meter for a terrace house.
- (d) The new addition does not consist of-
 - i- a Veranda, balcony or raised platform
 - ii- The installation, alteration or replacement of a chimney, flue or soil and vent pipe. Where they are these will be permitted under class G.
- (e) The Dwellinghouse is not on article 1(5) land.

B2

- (a) The materials used in any exterior work shall be of a similar appearance to those used in construction of the exterior of the existing.
- (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 20 centimetres 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.

C.1

- (a) The alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- (b) It would result in the highest part of the alteration being higher than the highest part of the original roof.

ROOF VOLUME CALCULATION

$$D = 3.713\text{m}$$

$$H = 2.8$$

$$L = 5.158$$

$$V = 0.5 \times D \times H \times L$$

$$V = 0.5 \times 3.713 \times 2.8 \times 5.158 = 26.8\text{m}^3$$

$$26.8\text{m}^3 < 50.0\text{m}^3$$