

PLANNING STATEMENT

59 Southcote Lane

Ref. **2019.03**

APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

The property is a 1930's semi-detached property with three bedrooms. The proposals seek to convert the loft to create a master bedroom with en-suite, study and walk-in wardrobe. The Reading Borough Council Proposals Map does not identify the site as subject to any detailed policies or designations. A number of similar conversions have been completed in the local area.

The proposals entail a hip to gable loft conversion with box dormer on the rear elevation and Velux windows to the front. The following points set out how the proposals fall within permitted development.

- The house is not on designated land
- The new roof lights do not extend beyond the plane of the roof slope on the principle elevation
- The proposed materials are to match existing
- No part of the extension is higher than the existing roof
- Dormer set back minimum 200mm from existing eaves
- The volume increase is 49.64m³, less than the 50m³ limit, as detailed below.

Volume Calculation for Loft Conversion

Hip to Gable Extension

	Existing	Proposed	
Roof Width	6.54	6.54	(A)
Roof Depth	8.4	8.4	(B)
Roof height	3.58	3.58	(C)
Ridge Length	2.29	6.54	
Width difference	4.25	(D)	(Prop ridge - extg ridge length)
Volume Increase =	$\frac{(D) \times (C) \times (B)}{6}$		21.30 m ³

Dormer Extension

Length	5.85	(E)
Height	2.85	(F)
Depth	3.4	(G)

Volume Increase = $\frac{(E) \times (F) \times (G)}{2}$ 28.34 m3

TOTAL volume increase	49.64 m³
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