

Supporting Statement

Lawful Development application at 70, Highmoor Road, Caversham, Reading RG4 7BG

Proposals

Loft Conversion Including Dormer To Rear/Side and Roof light To Front

It is considered that a lawful development certificate should be granted for the following reasons:-

- Dormer ridge heights will not exceed the highest part of the existing roof.
- No part of the house as a result of the loft conversion, will extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway.
- The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50 cubic metres. Additional roof space created = 12.6m³.
- The loft conversion will not consist of or include the construction or provision of a veranda, balcony or raised platform.
- The existing property is not on designated land.
- 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 house.
- The proposed dormer shall be constructed so that –
 - (i) The eaves of the original roof are maintained or reinstated.
 - (ii) The edge of the dormers 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.
 - (iii) No part of the proposed dormers extends beyond the outside face of any external wall of the original house.
- Side facing windows will be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- The roof lights will not project more than 150mm beyond the plane of the slope of the existing roof.