

**EVIDENCE TO VERIFY APPLICATION FOR  
CERTIFICATE OF LAWFUL DEVELOPMENT AT:**

38 Hemdean Road,  
Caversham,  
Reading,  
RG4 7SU

1. The proposals comply with the permitted development guidance as set out on the planning portal website. The relevant guidance for this proposal is set out below:

Loft conversions are NOT permitted development for houses on designated land.

**The house at 38 Hemdean Road is not on designated land.**

2. To be permitted development any additional roof space created must not exceed these volume allowances:

- 40 cubic metres for terraced houses.
- 50 cubic metres for detached and semi-detached houses.

**The proposed dormer will see the existing roof space increase by 19 cubic metres**

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.

**The dormer projection is proposed to the rear of the property and will NOT extend beyond the principal elevation.**

4. Materials to be similar in appearance to the existing house.

**All materials used in the dormer will match those used for the existing property.**

5. No part of the extension to be higher than the highest part of the existing roof.

**The dormer will not extend higher than the existing ridge height.**

6. Verandas, balconies or raised platforms are NOT permitted development.

**There will be NO balconies, verandas or raised platforms of any sort within this development.**

7. Any side-facing windows must 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.

**No side-facing windows are proposed within this dormer proposal.**

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.

**The proposed dormer is set back by a minimum of 200mm from the existing eaves of the property as measured along the roof plane (see accompanying drawings).**