



CERTIFICATE OF LAWFULNESS
196 Kentwood Hill, Tilehurst, RG31 6D
21st May 2024

Evidence to Verify Application:

Loft conversion:

The proposed loft conversion is within permitted development rights and does not require planning permission as it satisfies the following conditions;

- It constitutes Permitted Development as defined by Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- It is within the volume allowance of 50 cubic metres additional roof space for a semi-detached house.
- There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension is higher than the highest part of the existing roof.

Calculations:

Hip to gable roof conversion: $\frac{1}{3}$ base x height

$$\frac{1}{3} \frac{(7.6 \times 3.676)}{2} \times 3.761 = 15.76 \text{m}^3$$

Flat roof dormer: $\frac{(\text{depth} \times \text{height})}{2} \times \text{length}$

$$\frac{(3.415 \times 3.00)}{2} \times 4.336 = 22.21 \text{ m}^3$$

Total Volume: 15.76 + 22.21 = 37.97 m³