

Supporting Statement – Certificate of Lawfulness (Proposed)

Proposed Loft Conversion

This application seeks a Certificate of Lawfulness for a proposed loft conversion to the existing dwellinghouse, to be carried out under permitted development rights.

Class B – Enlargement of the Roof Space

The proposed development includes the formation of a rear dormer. The total additional roof volume created by the proposed dormer has been calculated at approximately 35 cubic metres, as demonstrated in the accompanying volume calculation. This is below the 40 cubic metre allowance applicable to a terraced dwelling and therefore complies with Class B.1(d).

The proposed dormer:

- Does not exceed the height of the existing roof ridge
- Is constructed using materials of a similar appearance to the existing dwelling
- Is set back a minimum of 200 mm from the eaves, as shown on the proposed elevations
- Does not overhang the external face of the existing walls

Juliet Balcony

The proposed rear dormer includes a Juliet balcony arrangement. This comprises a glazed opening with a protective balustrade fixed directly to the external face of the dormer. No external platform, veranda, balcony, raised surface, or standing area is created. The door opens directly onto the internal floor only, with no projection beyond the dormer face.

The proposal therefore does not constitute a balcony, veranda, or raised platform and complies with Class B.1(c) of the GPDO.

Class C – Rooflights

Rooflights are proposed within the front roof slope. These rooflights:

- Will not project more than 150 mm from the plane of the existing roof

The proposed rooflights therefore comply with Class C.1(b) of the GPDO.

Other Relevant Considerations

- No enlargement is proposed on a principal elevation roof slope fronting a highway
- The property is not within a Conservation Area
- No Article 4 Direction applies that would remove permitted development rights

Conclusion

The proposed loft conversion accords with the limitations and conditions of Class B and Class C permitted development rights. The development is therefore lawful and eligible for a Certificate of Lawfulness (Proposed).

