

34 Ingham Road.

7. Information about the Proposed Use.

Under the terms of The Town and Country Planning (General Permitted Development) Order 1995 a Lawful development certificate should be granted for this proposal for the following reasons:

Class B - this provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B -

B.1 Development is not permitted by Class B if:

- a). any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

In this proposal, the addition to the roof does not exceed the height of the highest part of the existing roof.

- b). any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms part of the principal elevation of the dwellinghouse and fronts a highway

In this proposal, the addition to the roof does not extend beyond the plane of the existing roof slope which forms part of the principal elevation of the dwellinghouse and fronts the highway.

- c). the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than
(i) 40 cubic metres in the case of a terrace house
(ii) 50 cubic metres in any other.

In this proposal, the cubic content of the resulting roof space is 20.125cu.m., thus less than the 40 cu.m. permitted in (i) above, as this is a terraced house.

- d). it would consist of or include:
(i) the construction or provision of a veranda, balcony or raised platform
or
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

This proposal does not consist of or include any of the above.

- e). the dwellinghouse is on article 1(5) land

The dwellinghouse is not on article 1(5) land.

B.2 Development is permitted by Class B subject to the following conditions:

- a). 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 dwellinghouse.

In this proposal, the roofs will be tiled to match the existing roof, and where flat, lead. The face and sides will be tile-hung to match the existing roof tiles. Window frames will be painted timber to match existing.

- b). the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

In this proposal, the enlargement is either 20 centimetres or greater from the closest point of the projecting eaves, which is the intersection with the original wall of the house.

- c). any window inserted on a wall or roof slope forming the side elevation of the dwellinghouse shall be:
 - (i) obscure-glazed
 - and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

This is a terraced house and there are no windows in the side elevations.

Class C - this provides permitted development rights for any other alteration to the roof of a house.

C.1 Development is not permitted by Class C if:

- a). the alteration would protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

In this proposal, the proposed rooflights will not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

- b). it would result in the highest part of the alteration being higher than the highest part of the original roof,
or
- c). it would consist of or include:
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
 - or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

In this proposal, the alterations to the roof do not exceed the height of the highest part of the original roof nor do they consist of the installation, alteration or replacement of a chimney, flue or soil and vent pipe nor the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.