

21 August 2014

Dear Sir / Madam

Re: Proposed Lawful Development Certificate, 20 Ford Road, Arundel

Please find enclosed application for a Lawful Development Certificate for a Proposed Use, namely converting the existing loft space into habitable accommodation and associated works. We believe the proposals are lawful for the following reasons, taken from the General Permitted Development Technical Guidance Apr 2014 :

Class A - Not relevant to the proposals

Class B - (a) no part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

(b) no part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof

slope which forms the principal elevation of the dwellinghouse and fronts a highway. Under Class B, the fact the property is on a corner plot is not relevant:

"In most cases, the principal elevation will be that part of the house which faces (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned).

It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house."

(c) the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than -

(i) 40 cubic metres in the case of a terrace house.

The volume of the existing main roof is 43.3 cub.m

The volume of the hip-to-gable conversion is 17 cub.m

The volume of the rear dormer is 15.7 cub.m

The total volume of the new roof is 76 cub.m, an increase of 32.7 cub.m, within the limits of Permitted Development.

There are no verandas, balconies or raised platforms, and the alteration of a chimney would be covered under Class G, and the dwelling is not on Article 1(5) land

Materials have been chosen to match the existing dwelling in style, colour and texture.

The rear dormer is set back more than 20cm along the roof slope

The window inserted on a wall forming a 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 1.7 metres above the floor of the room in which the window is installed

Class C - Roof windows not to protrude more than 150mm beyond the roof

Class G - works to remove the existing chimneys would fall under Class G.

Class D, E, F, H - Not relevant to the proposals

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Nik Wood



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