

Planning statement

The loft conversion complies with permitted development because:

- 1) The materials will match the existing roof
- 2) The proposed dormer will be no higher than the existing roof
- 3) The rear wall of the dormer will be further than 20cm along the rear eaves
- 4) The roof windows will protrude less than 150mm from the roof slope
- 5) The additional roof volume is less than 50m³ for an attached house

The rear extension complies with permitted development because:

- 1) The rear wall of the extension will be less than 4m from the original rear wall of the detached house
- 2) The eaves height will be less than 3m
- 3) The overall height is less than 4m
- 4) The materials will match the existing house