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Planning Control Division
Arun District Council
Maltravers Street
Littlehampton

**CHARTERED
TOWN PLANNER**

Wednesday, 28 August 2019

Dear Sir/Madam:

**Town and Country Planning (General Permitted Development)
Order 2015: Part 1, Class B and Class C**

Proposal: Enlargement of the dwellinghouse comprising an addition or alteration to its roof – hip to gable extension; and, an alteration to its roof in respect of 2no rooflights on the front roof plane

Address: 37 Hillsboro Road, Bognor, PO21 2DX

I write in connection with the above case and have the pleasure of enclosing my client's prior approval notification application for the erection of a larger single storey rear extension to the above, detached, property.

The Encyclopedia of Planning Law makes clear at 3B-2068.4 that all extensions involving roof alterations fall within this class [Class B of Part 1] rather than Class A. Outside Article 1(5) land they qualify for permitted development rights if they do not project beyond the plane of any existing roof slope fronting a highway. The paragraph goes on to state:

"They are governed by height and cubic capacity restrictions similar to those in Class A, except that there is no provision corresponding to Class A.3(b), which requires aggregation with any curtilage building within 5 metres of the existing building for calculating the cubic content of the resulting building. This may mean that a larger volume may be created as a result of a roof alteration than by a Class A extension where there are curtilage buildings within five metres."

Also material to this case is the question and answer section on page 124-910 of the Development Control Practice Manual. Here the particular issue of change from hip to gable is addressed.

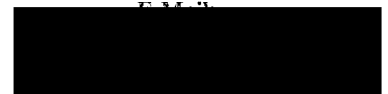
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Part 1, Class B states:

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

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

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any 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;
- (d) 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, or
 - (ii) 50 cubic metres in any other case;
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
- (f) the dwellinghouse is on article 2(3) land.

Conditions

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

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards

and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

With regard to the aforementioned criteria I would make the following submissions:

- B.1 (a) The dwelling has not arisen by any of these Prior Approval changes of use;
- B.1 (b) The works do not exceed the highest part of the existing roof;
- B.1 (c) The works do not extend beyond the existing roof plane that fronts Hillboro Road;
- B.1 (d) The cubic content of the resulting roof space does not exceed 50 cubic metres of this semi-detached house;
- B.1 (e) The works do not include a verandah, balcony or raised platform;
- B.1 (f) The dwelling is not on Article 2(3) land.
- B.2 (a) The material will match existing in terms of the tiles and the rough cast render for the gable.
- B.2 (b) (i) The proposed dormer will be set back 20cm [measured along plane of roof] from the eaves;
- B.2 (b) (ii) The enlargement does not extend beyond the outside face of the external wall of the dwelling.
- B.2(c) The window on the side elevation [gable] will be obscure glazed and non-opening below 1.7m above finished floor level.
- B.3 Noted.
- B.4 Noted.

Permitted development calculation:

For the purposes of Class B1(d):

The proposed increase in the volume of roof:

(1) Change from a hip to a gable is $\frac{1}{3}bh$.

In this case the increase in ridge length [h] is 4.65m.

B is base area [area of the face of the proposed gable] which is $4.62 \times 4.9 = 22.638$ square metres.

Therefore volume of hip to gable extension is $\frac{1}{3}$ of $4.65 \times 22.638 = 35.09$ **cubic metres**.

(2) Rear dormer – volume is $\frac{1}{2}wdh$

In this case w [width] is 3.868m; d [depth] is 2.472m; and, h [height] is 2.472m.

$3.868 \times 2.472 \times 2.472 = 23.63$

$\frac{1}{2}$ of 23.63 = **11.815 cubic metres**

Accordingly volume of hip to gable extension and rear dormer:

$35.09 + 11.815 = 46.905$ **cubic metres**

This is under 50 cubic metres, the volume allowance for semis and detached properties. Therefore the Class B1(d) (ii) tolerance is not exceeded.

I therefore conclude that the proposed hip-to-gable extension and rear dormer are permitted development.

The proposal also involves 2no velux rooflights to the front elevation.

These are permitted development by virtue of Part C – Any other alteration to a dwellinghouse. I can confirm that the proposed 2no rooflights on the front roof plane will not protrude more than 15cm beyond the roof plane.

I therefore conclude that the proposed 2no rooflights on the front roof plane are also permitted development.

I therefore look forward to the prompt issuing of a certificate of lawfulness.

Yours sincerely,



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