

Permitted Development Interpretation

This has been assessed according to the T&C GPD Order 2008

Class B

Height of proposal below existing main roof ridge

No works beyond plane of roof on front elevation

Semi detached house roof conversion will be less than 50m³

Rear facing dormer 3.56m² by 12.785m long = 45.52m³

Shallow gable dormer area = 8.2 x 0.25 volume = 2.05m³

Total volume = 47.21m³

Conditions

No veranda, balcony or raised platform –

The balustrading in front of the window is not a veranda, balcony or raised platform. The line of it is set within the rear tiled dormer wall and would not be visible on a side elevation. It does not have any base to it or any place to stand, its function is merely to prevent falling from the window.

It is inline with the CLG latest informal view which says that the provision of a balustrade set in front of french doors where there is no external access is permitted under class B

Windows on side elevations to be opaque glazed and non openable unless higher than 1.7m from finished floor level.

Rooflights will not project more than 150mm from plane of roof on front elevation

Materials to be used are tiles on dormer to match existing, vertical tile hanging on sides and front of dormer to match existing. White upvc windows to match existing.

Enlargement not closer than 200mm to edge of roof.

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These drawings should be approved by Local Authority Building Control or other appropriate checking Authority prior to commencement of the work.	
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright.	
client	Andy Devenport
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