

Supporting Statement

This application seeks a Lawful Development Certificate for a proposed loft conversion to the existing bungalow, including the construction of a flat-roof dormer extension wrapping around the rear and side roof slopes together with the installation of rooflights to the front, side, and rear roof slopes. The proposed works are intended to provide additional habitable accommodation within the existing roof space while remaining compliant with the permitted development provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed dormer extension has been carefully designed so that it does not project beyond the plane of the existing roof slope fronting a highway and does not exceed the height of the existing roof ridge. The dormer will be finished in materials of similar appearance to the existing roof covering and will be set back from the eaves where applicable in accordance with the requirements of Class B. The cumulative additional roof volume created by the proposed enlargement will remain within the maximum 50 cubic metre allowance applicable to detached and semi-detached dwellings under permitted development legislation.

The proposed rooflights to the front, side, and rear roof slopes are considered permitted under Class C, as they will project no more than 150 mm from the existing roof plane and will not extend above the existing ridge height.

The proposal therefore complies with the relevant limitations and conditions set out under Classes B and C of Part 1, Schedule 2 of the GPDO. Accordingly, it is respectfully requested that a Lawful Development Certificate be granted.