



Verification of Application Evidence for a Certificate of Lawful Development

Rear Loft Extension with hip-to-gable Dormer to:

189 Downhills Way,
London N17 6AH

Evidence that the proposal meets the Permitted Development Rights

The property is a single dwelling, owner occupied. The owners own the freehold. The property is not listed and not in a conservation area.

Therefore the property benefits from Permitted Development Rights.

Compliance with the rules of Permitted Development for Roof Extensions.

This application for Lawful Development is seeking the council's permission to build additional accommodation into the loft, under the Town and Country Planning, by constructing a Dormer on the rear slope.

1. The house must not be on designated land.

- The property is not on designated land.

2. Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than 40 cubic metres for terraced houses.

- The proposed volume is 36,174m³, which is less than 40m³. See provided volume calculations in "Permitted Development Volume Diagram" 2108 _ 03-01.

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is not permitted development.

- The proposed Dormer is at rear of the property and does not front a highway.

4. Materials must be similar in appearance to the existing house:

- The proposed Dormer is clad in red standing-seam zinc. The colour matches the appearance of the existing tiled roof (red tiles). Refer to drawing 02-21 (Proposed Rear Elevation).

5. No part of the extension to be higher than the highest part of the existing roof.

- The Proposed Dormer does not exceed the height of the ridge. Refer to drawings 2108 _ 02-11 (Proposed Section) and 02-21 (Proposed Rear Elevation).

6. Verandas, balconies or raised platforms are not permitted development.

- The Proposed Dormer does not include any balconies, verandas or raised platforms.

7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

- The Proposed Dormer does not include side-facing Windows.

5. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The roof enlargement cannot overhang the outer face of the wall of the original house.

- The proposal is a hip-to-gable enlargement so the 20cm rule does not apply. It does not overhang the outer face of the existing wall. Refer to drawings 2108 _ 02-04 (Proposed Loft Plan), 02-05 (Proposed Roof Plan) and 02-11 (Proposed Section).

The proposal therefore complies with the rules of Permitted Development for roof extension.