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Covering statement for a Certificate of Lawfulness application relating to a proposed development for rear dormer and outrigger extensions to facilitate a loft conversion in accordance with the permitted development criteria as set out in Schedule 2, Part 1, Class B and Class C of The Town & Country Planning (General Permitted Development)(England) Order 2015

Site Address **36 Kirkstall Avenue N17 6PH**

Drawings documents submitted with this application

1:1250 Location Plan;

1:200 Site Plan

A100 Existing Side Elevation
A101 Existing Back Elevation
A102 Existing Front Elevation;
A104 Existing Section 01;
A105 Existing Floorplans;
A107 Existing Roof Plan;
A108 Existing Ridge And Eaves Levels
A109 Existing Section 02;
A111 Existing 3D

L100 Proposed Side Elevation
L101 Proposed Back Elevation
L102 Proposed Front Elevation;
L104 Proposed Section 01;
L105 Proposed Floorplans;
L106 Proposed Floor Plan - Loft
L107 Proposed Roof Plan;
L108 Proposed Ridge And Eaves Levels
L109 Proposed Section 02;
L110 Proposed 3D

A109 Proposed Section 02;
A111 Proposed 3D
A106 –Proposed Floor Plan – Loft.
A108 Proposed Ridge And Eaves Levels

Statement

The proposal is for the carrying out of roof alterations to provide for a rear dormer and outrigger extension at the rear in line with the permitted development criteria as set out in Schedule 2, Part 1, Class B [Additions etc to the roof a dwellinghouse] of the of the Town & Country Planning (General Permitted Development)(England) Order 2015 (GPDO).

At the front two rooflights are proposed and their installation is proposed under cover of Part C [Other alterations to the roof of a dwellinghouse] of the GPDO.

Photo 1 – View of side and rear of No. 36 Kirkstall Avenue N17 6PH. [Source – Google Maps 2022]



Table 1 below reflects a checklist with regard to the criteria and conditions expected to be met and confirms full compliance to enable the development to be carried out as permitted development.

TABLE 1	
Permitted Development Criteria to be satisfied (Schedule 2, Part 1, Class B2 of The Town & Country Planning (General Permitted Development)(England) Order 2015	Comment
Class B1 Requirement	
a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	Complied with.
b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.	Complied with.
c) The enlarged part of the dwellinghouse would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.	Complied with.
d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than i) 40 cubic metres in the case of a terrace house ii) 50 cubic metres in any other case;	Total cubic content of the dormer and outrigger extension is 38.68m ³ .
e) it would not consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Complied with.
f) The dwellinghouse is not on article 2(3) land.	Complied with.
Class B.2. 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.	Noted – Materials to be of similar appearance as those of the existing dwellinghouse.
(b) The enlargement must be constructed	

so that—	
(ii) 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	Complied with.
(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	Complied with.
(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	Complied with.
Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—	Restrictions noted and complied with.
(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.	
Class C.1. Requirement for the roof lights proposed in the front roof plane	
(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	Complied with.
b) The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.	Complied with.
c) It would not result in the highest part of the alteration being higher than the highest part of the original roof.	Complied with.
d) It would not consist of or include—	

(i)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	Complied with.
(ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	Complied with.
Class C.2. Conditions	
Any window located on a roof slope forming a side elevation of the dwellinghouse shall 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;	Complied with as no rooflights are proposed in the side elevation.

Confirmation is now being sought from the L.B. Haringey that the proposed works as described above will be considered as being permitted development.