

STRICTLY FOR PLANNING ONLY

DWG NO: P204

AUGUST 2023, ISSUED (RT)

Class B – additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B the following limits and conditions apply:

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 (change of use) Enlargement is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

COMPLIES, PERMISSION TO USE DWELLINGHOUSE NOT GRANTED UNDER PD

- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

COMPLIES, WORKS DO NOT EXCEED HIGHEST PART OF 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

COMPLIES, WORKS DO NOT EXTEND BEYOND FRONT ELEVATION

- (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

COMPLIES, WORKS UNDER 50m3 (45.2m3)

- (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

COMPLIES, NONE OF THE ABOVE PROPOSED

- (f) the dwellinghouse is on article 2(3) land
In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.

COMPLIES, NONE OF THE ABOVE APPLICABLE

Conditions

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

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

COMPLIES, ANNOTATION STATES MATERIALS MATCH

- (b) the enlargement shall 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 shall, so far as practicable, be 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

COMPLIES, EAVES RETAINED AND EDGE MORE THAN 20cm

- (c) any window inserted on a wall or 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

COMPLIES, ANNOTATION ON PLANS

Class C – other alterations to the roof

This provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house, but would, for example,cover the installation of roof lights/windows.

Under Class C the following limits and conditions apply:

C.1 Development is not permitted by Class C 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 (change of use) Alterations are not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

COMPLIES, PERMISSION TO USE DWELLINGHOUSE NOT GRANTED UNDER PD

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

COMPLIES, ANNOTATION ON PLANS

- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
(d) it would consist of or include-
(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

COMPLIES

- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

COMPLIES, NA

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

- (a) obscure-glazed; and
(b) 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

COMPLIES, ANNOTATION ON PLANS

FACING MATERIALS TO MATCH
EXISTING DWELLING HOUSE



South-West Elevation



North-East Elevation

Proposed elevations

27 Woodside AveLondon N6 4SP

Metres

