

Legislation and Proposed Area & Volume Calculations

Site

89 WHITTINGTON ROAD

Bowes Park, London. N22 8YR

Application Proposal

Erection of rear Dormer Window
(Certificate of Lawfulness)

September 2023

Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2023

With regard to ~ **SCHEDULE 2 : Permitted development rights**

PART 1 : Development within the curtilage of a dwellinghouse

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

89 Whittington Road N22 8YR is a single family dwellinghouse which has had no extensions since the property was originally constructed. A loft conversion will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions detailed below under the 8 legislative criteria :

- 1 A volume allowance of 40m³ for terraced houses.

- The proposed rear and side dormer window does not exceed 40m³ ;

The proposed rear dormer window of 21.62 m³ is well below the maximum threshold of 40m³.

Calculations ~ Proposed : Rear Addition Dormer - Volume

$$\frac{5.30 \text{ m (width)} \times 3.40 \text{ m (depth)} \times 2.40 \text{ m (height)}}{2} = \underline{21.62} \text{ m}^3$$

- 2 No extension should extend beyond the plane of the existing roof slope of the principal elevation that fronts a highway.

The proposed rear and side dormer window does not extend beyond the plane of the existing principal main roof that front the highway.

- 3 No extension should be higher than the highest part of the roof.

The proposed rear and side dormer window is not higher than the highest part of the principal main roof at the rear.

- 4 Materials used should be similar in appearance to those used on the existing house.

The proposed rear and side dormer window ensures that all materials are similar in appearance to those used on the existing house.

- 5 No verandas, balconies or raised platforms are permitted.

The proposed rear and side dormer window does not have any verandas, balconies or raised platforms.

- 6 Side-facing windows must be obscure-glazed and any opening part to be 1.7m above the internal floor level.

There are no side facing windows proposed.

- 7 Roof extensions are not permitted development in conservation areas.

The proposed rear and side dormer window is not within a borough conservation area.

- 8 Roof extensions, apart from hip to gable ones, should be set back at least 20cm from the eaves.

As can be seen from the submitted drawings the proposed rear and side dormer window is set back by 20cm from the eaves of the principal main roof.

Assessment

The proposed rear dormer window fully accords with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2023 with regard to SCHEDULE 2 'Permitted development rights', PART 1 'Development within the curtilage of a dwellinghouse', with regard to Class B. 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof, and therefore does not constitute development with regard to Section 55 of The Town and Country Planning Act 1990 (as amended) and is permitted development.