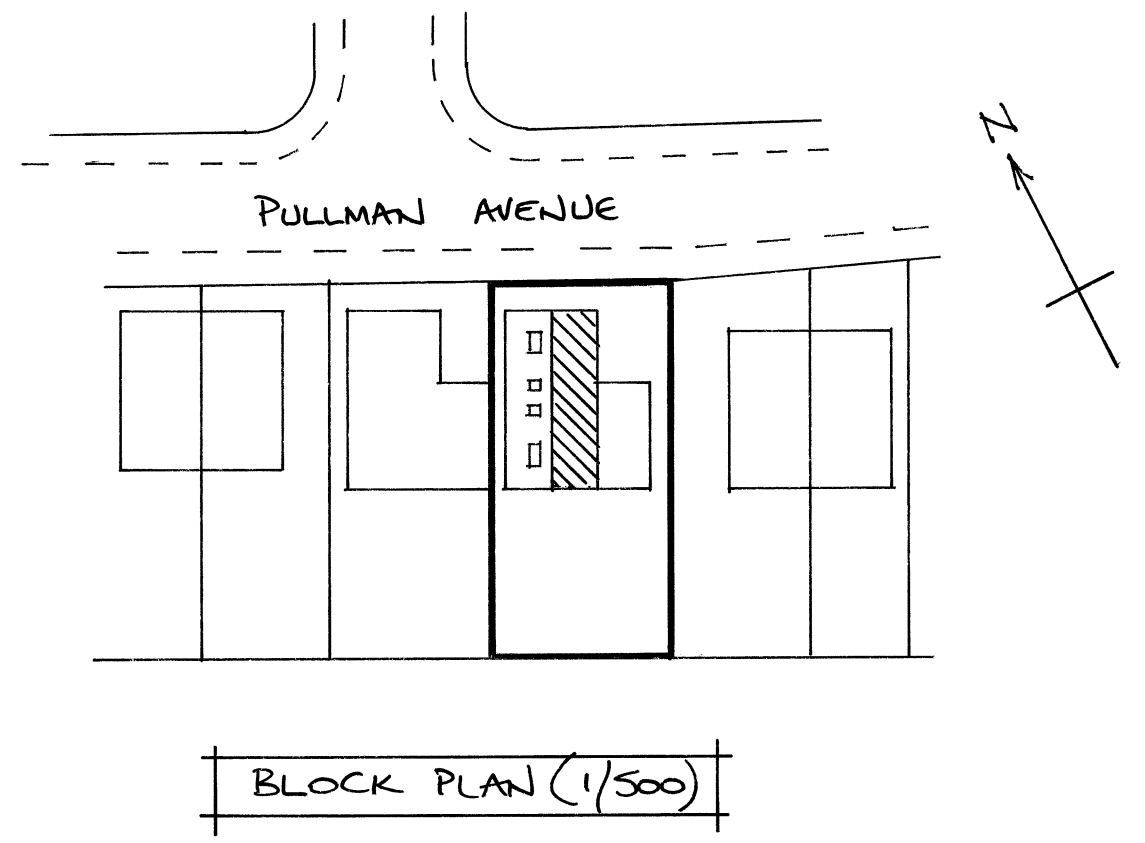




VOLUME CALCULATION

$$\frac{H \times D}{2} \times L = \frac{2.7 \times 2.7}{2} \times 10.7$$
$$= \underline{\underline{39.0 \text{ CUBIC METRES}}}$$

0 1 2 3 4 5 6 7 8 9 10m
SCALE 1/100 ON A2 PAPER.



PERMITTED DEVELOPMENT STATEMENT

The property is a detached house and a single dwelling, which appears to have **Permitted Development** rights intact. The proposal is to convert the roof space including a side dormer, to create two bedrooms plus a bathroom.

The proposed loft conversion is "an extension or alteration to its roof" and thus falls within Class B of the GPDO, meeting the **PD** requirements as follows:-

- ❑ The roof extension will not exceed the existing ridge height.
- ❑ The roof extension will not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- ❑ The roof extension will not exceed the 50 cubic metre volume limit.
- ❑ The roof extension does not include a veranda or balcony.
- ❑ The property is not on Article 2(3) land.
- ❑ The external materials used will be of similar appearance to the existing, i.e. slate-hung dormer walls and white UPVC windows.
- ❑ The dormer will be inset from the side eaves by a minimum of 20cm.
- ❑ The East-facing dormer windows will be obscure glazed and opening 1.7m minimum above the loft floor level.
- ❑ The West-facing Velux windows will be obscure glazed and opening 1.7m minimum above the loft floor level.
- ❑ In addition, the Velux windows will be installed according to Class C of the GPDO, and will not protrude more than 15cm beyond the slates.

PROPOSED LOFT CONVERSION FOR MR BRITTON

32 PULLMAN AVENUE, HAYWARDS HEATH

SCALE: 1/100 DATE: 15/12/2025 DRAWING NO. BR/01