

Permitted Development Certificate – Justification Statement

Site Address: 21 Edward Road, Haywards Heath, West Sussex, RH16 4QJ

The works comprise converting the roof space of a two-storey semi-detached property into habitable accommodation, the construction of a “hip-to-gable roof extension and a rear facing dormer (Class B) with the addition of two front facing roof windows (Class C) plus an extension to the existing soil vent pipe (Class G).

Reference is made to The Town and Country Planning (General Permitted Development) (England) Order 2015 – Amended in 2017.

CLASS B - Enlargement of a dwellinghouse consisting of an addition or alteration to its roof: (Hip-to-Gable Roof Extension and Rear Dormer extension)

- B.1
- (a) Permission to use the dwellinghouse as a dwelling house was not granted only by virtue of class M, N, P, PA, Q or part 3 of this schedule;
 - (b) The height of the extension does not exceed the highest part of the existing roof;
 - (c) None of the dwellinghouse will extend beyond the plane of any existing roof slope which forms the principal elevation and fronts a highway;
 - (d) The cubic content of the extended dormer and roof does increase the cubic content of the original building by more than:
 - (i) n/a
 - (ii) 50m³ (See Annex);
 - (e) The extension does not comprise or include:
 - (i) the construction or provision of a veranda, balcony or raised platform, but
 - (ii) it does include the installation of a soil/vent pipe, but please see Class G (below);
 - (f) The dwellinghouse is not located on article 2(3) land;
 - (g) The dwellinghouse was not built under Part 20 of this schedule,
 - (h) The existing dwellinghouse has not been enlarged in reliance on the permission granted by Class AA.
- B.2
- (a) Exterior materials match those of the original building;
 - (b)
 - (i)
 - (aa) The eaves of the original roof will be maintained or reinstated, and
 - (bb) The edge of the enlargement closest to the eaves of the original building is more than 0.2m from the eaves;
 - (ii) n/a
 - (c) There are no side facing windows

CLASS C - Any other alteration to the roof of a dwellinghouse: (Front roof window windows)

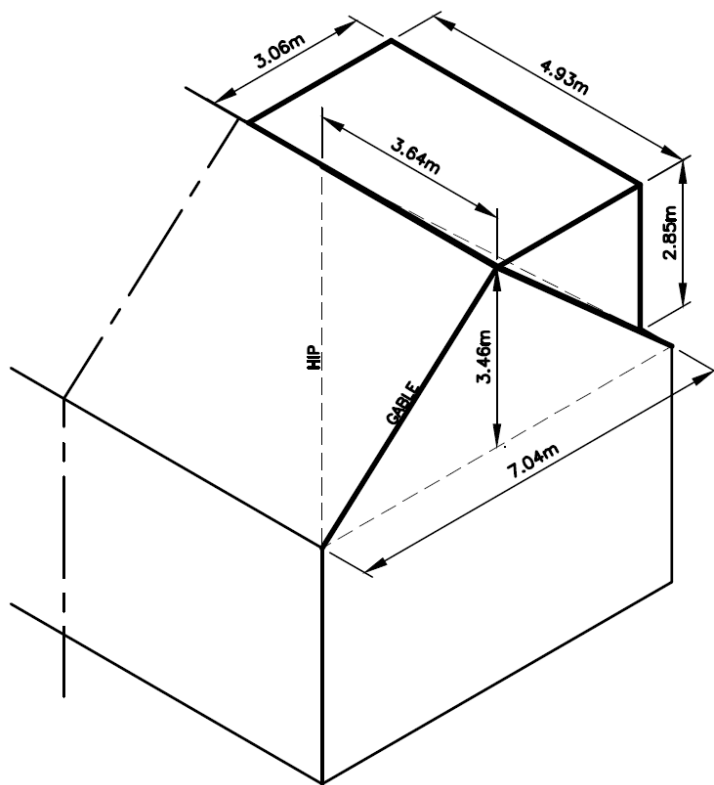
- C.1
- (a) Permission to use the dwellinghouse as a dwelling house was not granted only by virtue of class m, n, p, q or part 3 of this schedule;
 - (b) The roof windows will not protrude more than 150mm beyond the plane of the original roof;
 - (c) The height of the alteration will not be higher than the highest part of the original roof;
 - (d) The work does not comprise or include:
 - (i) it does include the installation of a soil/vent pipe, but please see Class G (below);
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
 - (e) The dwellinghouse was not built under Part 20 of this schedule.
- C.2
- There are no side facing windows.

CLASS G -Chimneys, flues etc of a dwellinghouse:
(Extended Soil &Vent Pipe)

- G.1 (a) Permission to use the dwellinghouse as a dwelling house was not granted only by virtue of class m, n, p, q or part 3 of this schedule;
 (b) The height of the soil and vent pipe will not exceed the highest part of the roof by more than 1.0m
 (c) n/a.

Annex

Volume Calculation (Dormer)



Volume

$$\text{Hip-to-Gable} = \frac{1}{3} \left[\frac{7.04 \times 3.46}{2} \right] \times 3.64 = 14.86\text{m}^3$$

$$\text{Dormer} = \left[\frac{3.06 \times 4.93 \times 2.85}{2} \right] = 21.50\text{m}^3$$

$$\text{Total} = 36.36\text{m}^3$$