



Planning Statement

To meet the criteria of the GPDO the development demonstrates:

- The materials used in the exterior work will be of similar appearance used in the construction of the exterior of the existing house
- The edge of the enlargement of the rear roof slope closest to the eaves of the original roof is set in by no less than 20cm from the plane of the new dormer
- The proposed roof extension is not higher than any part of the existing ridge line
- The roof lights will not protrude by more than 150mm beyond the plane of the roof
- Any windows on the flanks will be obscure glazed and fixed shut below 1.7m from floor level.
- The development will not exceed that allowable cubic volume, 40m³ for terraced houses and 50m³ for detached and semi-detached houses
- The eaves of any extension will not be higher than 3m from the ground level