



19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

Planning Department
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

25th July 2022

Dear Sir/Madam

**Re: Lawful Development Certificate for proposed rear dormer window and insertion of three roof lights in front roof slope:
20 Bellair Road, Havant, PO9 2RG**

Please find enclosed

- Application Form
- Location and Block Plan
- Proposed Elevations
- Proposed Floor Plans
- Existing Elevations
- Existing Floor Plans

The above information is submitted in support of the proposed Lawful Development Certificate for the insertion of a rear dormer window and insertion of three rooflights in the front elevation of the existing dwelling. The submitted drawings demonstrate that the proposal fully complies with the provisions allowed by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Classes B and C.

Rear dormer – Class B allows for additions etc. to the roof of a dwellinghouse:

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

- The dormer would not exceed the height of the highest part of the existing roof;
- The dormer would not extend beyond the plane of an existing roof slope which forms the principal elevation and does not front a highway;
- The additional rear dormer would not cumulatively increase the original roof space by more than 50 cubic metres (detached house);
- There is no platform or balcony;
- The dwellinghouse is not on article 2(3) land.



Conditions:

- The external materials will match those of the existing dwelling
- The dormer would be set in from the eaves by a minimum of 0.2 metres.
- 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 proposed extends beyond the outside face of any external wall of the original dwelling.

Rooflights – Class C allows for any other alteration to the roof of a dwellinghouse:

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

- The rooflights would not protrude more than 0.15mm from the plane of the slope of the roof
- it would not result in the highest part of the alteration being higher than the highest part of the original roof
- it would not consist of or include - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Summary:

The proposed three front facing rooflights and rear dormer window would accord with the provisions allowed by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Classes B and C and the requisite conditions. The proposed dormer window resulting in a cumulative volume of 48.7 cubic metres.

Havant Borough Council is therefore respectfully requested to issue a Lawful Development Certificate for the proposed works.

If you require any further information please do not hesitate to contact me.

Yours faithfully

Stephen Andrews B.A. Hons DipTP MRTPI
Director - Planning

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