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Lewis

We use Archicad 3D software to create the building model and this allows us to use the roofs to create a solid representation of the roof space for the existing, that permitted through planning application 21/00984 and the volume of the current additional rear dormer 22/00956.

We can then ask the software to calculate the volume.

To further explain this, I have attached our drawing 5757/1401 which shows these volumes, some dimensions so these can be recalculated by you for further checking and the generated volume table (duplicated below).

	new scheme
Layer	Volume (Net)
existing roof volume	30.92
proposed dormer volume 22/00956.	13.39
proposed roof volume through planning permission 21/00984	26.28

We conclude that the total volume of new roof space created in 21/00984 and 22/00956 is $26.28 + 13.39 = 39.67 \text{ m}^3$ which is less than the maximum of 40 m^3 allowable, rendering the dormer to be considered under PD rights.

Therefore no new planning application is required to be submitted.

Stuart

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