

Request for Proposed Lawful Development Application at 110 Blendworth Cres Havant

The proposed works include a rear dormer and rooflights on the front roof slope. This statement explains how the proposal is intended to meet the relevant permitted development requirements for roof enlargements and roof alterations under Classes B and C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Proposed works and relevant limits

- **Front rooflights.** The proposed rooflights will project no more than 150 mm (15 cm) beyond the plane of the original roof slope, measured perpendicular to that slope.
- **Dormer position.** The edge of the rear dormer closest to the original eaves will be set back at least 200 mm (20 cm), measured along the roof slope from the outside edge of the eaves. The original eaves will be maintained or reinstated. The dormer will be on the rear elevation
- **Roof height.** The dormer's flat roof will remain below the highest part of the existing roof ridge.
- **External materials.** The external finish will be of a similar appearance to the existing dwelling, using hanging tiles or cladding selected to match the existing materials as appropriate.
- **Roof-space volume.** The dormer is estimated to add approximately 20 cubic metres of roof space. The property is understood to retain its original roof, with no previous roof-space enlargements. The relevant Class B allowance is 40 cubic metres for a terraced house and 50 cubic metres for any other house; the estimate is below either limit.
- **Windows and privacy.** No side-facing windows are proposed. The dormer windows will face the rear. The proposed rear-facing bathroom window will use obscure glazing for privacy.
- **Use of the property.** The works will not change the use of the property, which will remain a residential dwellinghouse.

We request a certificate confirming that the proposed development shown on the submitted plans is lawful, subject to the council's assessment of the plans and the property's permitted development rights.

Planning basis: Schedule 2, Part 1, Classes B and C of the 2015 Order; government householder permitted development technical guidance.