

**The Town and Country Planning (General Permitted Development) (England)**  
**Order 2020: Schedule 2, part 1 (Class B) Report**

For the proposed Roof Extension at  
65 Sandycombe Road, TW9 2EP  
Sept 2021

**Class B – additions etc to the roof**

*B.1(a) Development is not permitted by Class A if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)*

- **The dwellinghouse has always been a dwellinghouse and was not granted by virtue of Class M, N, P PA or Q of Part 3.**

*B.1(b) Development is not permitted by Class A if any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof*

- **The height of the proposed extension is at 7.917m above ground level. The highest point of the existing roof is at 8.033m Therefore the extension does not exceed the height of the highest part of the existing roof.**

*B.1(c) Development is not permitted by Class A if any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.*

- **The proposal does not extend beyond the plane of any of the roof slope which forms the principle elevation of the dwellinghouse and fronts a highway.**

B.1(d) Development is not permitted by Class A if the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- i. 40 cubic metres in the case of a terrace house, or
- ii. 50 cubic metres in any other case

- **The total volume of the proposed roof space and existing extension is 26.46 cubic metres. The calculation of which is:**

$$\text{Existing Dormer area: } \frac{(3.85 \times 2.48 \times 3.43)}{2} = 16.37$$

$$\text{Proposed Dormer area: } 2.00 \times 2.01 \times 2.51 = 10.09$$

$$\text{Total Volume} = 26.46 \text{ cubic metres.}$$

*B.1(e) Development is not permitted by Class A if it would consist of or include -*

- i. the construction or provision of a verandah, balcony or raised platform, or*
- ii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe*

- **There is no provision proposed for a verandah, balcony or raised platform, or**
- **The is no proposal to install, alter or replace a chimney, flue or soil and vent pipe.**

*B.1(f) Development is not permitted by Class A if the dwellinghouse is on article 2(3) land*

- **The dwellinghouse is not on article 2(3) land.**

## Conditions

A.3 Development is permitted by Class B subject to the following conditions–

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- **The materials used in the exterior work of the proposed extension will be of similar appearance to the exterior of the existing dwellinghouse. Please see elevation drawings.**

- (b) the enlargement shall be constructed so that –

- i. other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

- (a) the eaves of the original roof are maintained or reinstated; and

- (b) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

- ii. 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 extends beyond the outside face of any external wall of the original dwellinghouse

- **The proposal maintains the eaves of the original roof.**
- **The enlargement is set back 0.2m from the eaves of the original dwellinghouse.**
- **No part of the enlargement extends beyond the outside face of any external wall of the dwellinghouse.**

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –
- i. obscure-glazed, and
  - ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- **No windows are proposed on the side elevations.**