

WRAP

WESTON RENGIFO – ARCHITECTS PRACTICE

Evidence to verify application for Certificate of Lawful Development at 19 Luther Road, Teddington, TW11 8PU

This proposal is an erection of a loft extension alongside internal reconfiguration and complies with Permitted development rights for householders, Technical Guidance document. **Class – B: Additions etc to the roof**

- 1) Any part of the dwellinghouse **does not**, as a result of the works, exceed the height of the highest part of the existing roof
- 2) Any part of the dwellinghouse **does not**, 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
- 3) The cubic content of the resulting roof space **does not** exceed the cubic content of the original roof space by more than - (ii) 40 cubic metres in any other case (**proposed volume= 13.35 m3**)*
- 4) The proposed extension **does not** 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
- 5) The dwellinghouse **is not** located article 2(3) land.
- 6) The materials used in any exterior work **are** of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- 7) The enlargement is constructed so that –
 - a. 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 –
 - i. the eaves of the original roof **is** maintained or reinstated; and
 - ii. the edge of the enlargement closest to the eaves of the original roof **is**, so far as not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - b. 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
- 8) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse **Are:**
 - a. obscure-glazed, and
 - b. 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

Additionally **Class C – Other alterations to the roof - Criteria C.1, a:**

- 1) The alteration (roof windows) **do not** protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

* refer to drawing 19LR_A0170_PROPOSED ELEVATIONS AND SECTIONS

15 Teddington Business Park | Teddington TW11 9BQ

Studio : +44 (020) 8050 5107

wr-ap.com

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