

**EVIDENCE TO VERIFY APPLICATION OF PROPOSED REAR DORMER
at 40 KINGS ROAD, LONDON, SW14 8PF.**

IT IS OUR OPINION THAT THE PROPOSED EXTENSION OF THE PROPERTY MEETS THE REQUIREMENTS OF CLASSES B & C PART 1 OF THE SCHEDULE OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) AMENDMENT No 2 ORDER 2008 :

CLASS B

B1 b) No part of the proposal will exceed the height of the highest part of the existing roof.

B1 c) No part of the proposals shall extend beyond the plane of the existing roof slope which forms the principal elevation of the dwelling house fronting the highway.

B1 d) The cubic capacity of the resulting roof space shall not exceed the cubic content of the original roof space by more than 40 cubic metres.

B1 e) The proposals do not include the provision of a veranda or raised platform.

B2 a) The materials to the proposals shall where possible match the existing in colour and texture, to give a similar appearance to the existing property.

B2 b)aa The eaves to the original roof are to be maintained.

B2 c)bb The edge of the enlargement closest to the eaves of the original roof shall (as far as practicable) be not less than 200mm from the eaves being measured along the roof slope, from the edge of the roof excluding the gutter.

B2 c) In all cases where windows are within the elevation of the proposals they shall be :

i)Obscure glazing

ii)Non opening unless the opening casement to the window is above 1.7m above the floor level where the window is within a side elevation it should be obscure glass to a minimum level of 3.

CLASS C

C1 b) The proposed alterations shall not protrude greater than 150mm beyond the plane of the original roof line being measured perpendicular to the original face.

C1 c) No part of the proposal shall be higher than the highest part of the existing roof.

FOR THE ABOVE REASONS IT IS OUR OPINION THAT THE PROPOSALS SHOULD BE VIEWED AS LAWFULL AND THE APPROPRIATE CERTIFICATE ISSUED.