

**AHA**

Architecture

4 Heads Mews

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ALEXANDER HOBBS ASSOCIATES

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## **PLANNING STATEMENT**

**28 Albemarle Avenue,  
Twickenham TW2 6AJ**

### **General Notes under permitted development – 28 Albemarle Ave, Twickenham**

1. (a) The house was **not** created under the permitted development rights change of use.
2. (b) **No** part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof
3. (c) **No** 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
4. (d) the cubic content of the resulting roof space would **not** exceed the cubic content of the original roof space by more than 50 cubic metres (as a detached house – actual increase in roof space is 48.4 cubic metres). For the purposes of calculation/s 'Original roof space' is the roof space in the 'original building'.
5. (e) There is no provision made for a verandah, balcony or raised platform or alterations or replacement of a chimney, flue or soil and vent pipe.
6. (f) The dwellinghouse is not on article 2(3) land.
7. B2(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 dwelling house.
8. B2(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:
    - (aa) the eaves of the original roof are maintained or reinstated; and
    - (bb) 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

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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

9. (c) **No** window is inserted on a wall or roof slope forming a side elevation.