



Simon Merrony Architects Co. Limited

## **SIMON MERRONY ARCHITECTS**

### **EVIDENCE TO VERIFY APPLICATION**

**My Ref: 2024/08/EVA**

**RE: Proposed Loft Conversion at 219 Staines Road, Twickenham, TW2 5AY**

The proposal complies with all criteria for **Class B** Permitted Development, with respect to the following:

#### **Class B:**

1. Existing house is not a listed building, and the development is not on designated land.
2. The total proposed roof volume is 49.95m<sup>3</sup>, for this semi-detached house.
3. The extension is on the rear facing pitch, not on a principal elevation fronting a highway.
4. Materials used will match existing house.
5. The highest point of the proposed extension, will be below the existing ridge line.
6. There are no verandas or balconies proposed.
7. Proposed side facing window is obscure glazed and fixed shut up to 1.7m above FFL.
8. Roof extension is set back a minimum of 20cm up the roof slope, from the eaves.
9. An inspection will be carried out to determine if any bats inhabit the roof space, and a special license will be obtained if confirmed.