



SUPPORTING STATEMENT

Site Address

37 Linden Grove, Chandlers Ford, Hampshire, SO53 1LE

The property is located on the south side of Linden, is not Listed, is not located within a Conservation Area, and is not in an area in risk of flooding. The property has 2 bedrooms, is detached, and was purpose built as a residential dwelling-house. Accordingly, it has established use under Class C3 of the Use Class Order of 'The Town & Country Planning Act'.

The proposal is for a loft conversions including a rear facing dormer with additional volume created by altering the hipped end roofs to a gable ends. Also, minor internal alterations which include front facing velux roof lights.

We understand that these proposed works fall within Permitted Development Rights, under Class B & C of the General Permitted Development Order 2015, and do not require formal Planning Consent. Accordingly, we seek formal confirmation by way of this Application.

CLASS B & C

CALCULATION FOR ADDITIONAL VOLUME CREATED BY EXTENDING RIDGE LINE TO CREATE A GABLE END WITH A REAR FACING DORMER

Additional volume created by formation of a rear facing dormer window

Width of proposed dormer = 4m

Depth of proposed dormer = 3.31m

Height of proposed dormer = 2.35m o/a

Assume square dormers = 31.11 cubic metres

31.11 cubic metres

2

1no. dormer window in total = 15.56 cubic metres.

CMCdesign Ltd
The Studio
23 Malibres Road
Chandlers Ford
Hampshire
SO53 5DS
T 07968 987654
E studio@cmc-design.co.uk
W www.cmc-design.co.uk



Additional volume created by altering 1 x's hipped end roof to gable end

Extended ridge line = 3.95m

Depth of flank wall = 8.6m

Height of gable = 3.2m o/a

Total = 95.12 cubic metres

108.7 cubic metres

6

Additional volume created by extending 1 x's hipped end roof to gable end = 18.1 cubic metres.

Minus 'Flat Top' (volume of triangular prism)

Base = 1.1m

Height = 0.4m

Prism Length = 7.9m

Volume created by Triangular Prism = 1.74 cubic metres

Therefore, complete volume by extending hipped roof to gable end =

18.1 – 1.74 = 16.36 cubic metres.

Total additional volume created by dormer & gable end extensions equals (15.56 + 16.36 + 16.36) 48.28 cubic metres.

The proposed loft conversion with rear flat roof dormer falls under Class B & C of the Permitted Development Order, in that;

- at 48.28 cubic metres, it measures less than 50 cubic metres.
- the front roof lights shall not project more than 150mm over the plane of the existing front roof slope.
- it shall not exceed the height of the existing ridge.
- it shall not fall within 200mm from the rear eaves.
- it shall be finished in materials to match the existing.

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