



SUPPORTING STATEMENT

Site Address

5 Pennine Way, Chandlers Ford, Hampshire, SO53 3BB

The property is located on the east side of Pennine Way, is not Listed, is not located within a Conservation Area, and is not in an area in risk of flooding. The property has 3 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 conversion including a rear facing dormer with additional volume created by altering a hipped end to a gable end. Also, minor alterations which include front & side facing velux roof lights. Side facing rooflights – to be fitted with obscure glazing and fixed shut to 1.7m above the internal finished floor level.

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.

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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 = 8.76m

Depth of proposed dormer = 3.4m

Height of proposed dormer = 2.36m o/a

Assume square dormers = 70.29 cubic metres

70.29 cubic metres

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1no. dormer window in total = 35.15 cubic metres.

Additional volume created by altering hipped end roof to gable end

Extended ridge line = 3.8m

Depth of flank wall = 7.2m

Height of gable = 2.8m o/a

Total = 76.61 cubic metres

76.61 cubic metres

6

Additional volume created by extending hipped end roof to gable end = 12.78 cubic metres.

**Total additional volume created by dormer & gable end alteration
equals (35.15 + 12.78) 47.93 cubic metres.**

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

- at 47.93 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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