

EVIDENCE TO VERIFY

Proposed Loft Conversion and Rear Dormer Extension at 215 Whitechapel Road, Scholes, Cleckheaton, BD19 6HN.

We hereby submit plans showing the dwelling house as existing and a drawing showing a proposed loft conversion, dormer extension and internal alterations, which we believe is allowable as permitted development.

Local constraints on this property

Address

251 Whitechapel Road,
Scholes,
Cleckheaton,
BD19 6HN

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had its 'permitted development' rights removed

i There are no local constraints on this property

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

(a)

permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **No Change of use**

(b)

any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; **Not higher than the highest part of the existing roof**

(c)

any 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; **Not on the principle elevation fronting a highway**

- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case; **It's approximately a 23 cubic meter increase**
- (e) it would consist of or include—
- (i) the construction or provision of a verandah, balcony or raised platform, or **No verandah, balcony or raised platform**
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or **No installation, alteration or replacement of a chimney, flue or soil and vent pipe**
- (f) the dwellinghouse is on article 2(3) land. **Not on article 2(3) land**

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **Materials are similar in appearance**
- (b) the enlargement must 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 **The original eaves are maintained**
- (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and **Not less than 0.2m from the eaves**
- (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; and **Does not extend beyond an outside face of any wall**
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
- (i) obscure-glazed, and **No proposed windows in side elevations**
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. **No proposed windows in side elevations**