

Planning Statement

Lawful Development Certificate (Proposed)
Rear Dormer Extension to Existing Loft Conversion
38 Oakes Lane, Brockholes HD9 1AR

1. Introduction

This statement supports an application for a **Lawful Development Certificate (Proposed)** for the construction of a **rear dormer extension** to the existing dwelling at 38 Oakes Lane, Brockholes.

The property is a lawful single dwellinghouse (Use Class C3). The existing loft space has been previously converted and accessed via a permanent staircase between bedrooms 02 & 03, providing a small ancillary study area. While the conversion is lawful, the current head height within the roof space is limited due to the original pitch of the roof.

The proposed rear dormer seeks to improve the usability of this existing space by increasing the functional floor area, ensuring the property continues to meet the long-term needs of its occupants.

2. Description of the Proposal

The proposal involves the addition of a **flat-roofed dormer extension** to the rear roof slope of the dwelling. The dormer will:

- Be positioned entirely within the rear roof plane
- Be set down below the ridge line of the main roof
- Be set back a minimum of 200 mm from the eaves - currently proposed 500mm
- Be finished in materials that complement the existing roof
- Include rear-facing windows only (no side-facing windows); and
- Not project beyond the plane of the existing front roof slope.

No alterations are proposed to the principal (front) elevation, building footprint, site access, or drainage.

Minor internal reconfiguration of the upper and lower floors will improve circulation and layout by adjusting the existing study staircase position, without affecting the building envelope.

3. Planning Policy Framework

The relevant legislative framework for this application is:

- **Town and Country Planning Act 1990** (as amended) – Section 192 (Certificates of Lawfulness for Proposed Use or Development).
 - **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 1, Class B**, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to specific limitations and conditions.
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4. Compliance with GPDO 2015 (as amended) – Part 1, Class B

The proposal satisfies all relevant criteria under **Class B** as follows:

Criterion	Compliance
(b) Volume of the additional roof space created shall not exceed 50m ³ (for detached/semi-detached) or 40m ³ (for terraced).	Complies – proposed dormer volume is within the allowable limit.
(c) Dormer does not extend beyond the plane of the existing roof slope fronting the highway.	Complies – dormer is on the rear elevation only.
(d) Dormer does not exceed the highest part of the existing roof.	Complies – dormer set below ridge height.
(e) Materials to be similar in appearance to those used in the existing dwellinghouse.	Complies – matching tiles/cladding proposed.
(f) Side-facing windows to be obscure glazed and non-opening (if any).	Complies – no side windows proposed.
(g) Dormer to be set back minimum 200mm from eaves (measured along roof plane).	Complies – set back maintained.

Accordingly, the proposed dormer meets all limitations and conditions of the GPDO and therefore constitutes **Permitted Development**.

5. Design and Amenity Considerations

The design of the dormer is proportionate and consistent with similar developments in the locality.

Its position on the rear roof slope ensures there is **no impact on the streetscape or visual amenity** from Oakes Lane.

The proposal will not result in overlooking, overshadowing, or loss of privacy for neighbouring occupiers, and it retains the character of the host dwelling.

6. Conclusion

The proposed rear dormer extension to the existing loft conversion at 38 Oakes Lane meets all the requirements of **Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**.

The property remains in lawful **C3 residential use**, and the proposed works do not exceed the parameters for permitted development.

While the loft conversion currently exists, the proposed dormer improves its usability and ensures the home can better accommodate the long-term needs of the occupants without necessitating relocation. The associated internal adjustments (including staircase reconfiguration) enhance the overall functionality of the property without altering its external footprint or character.

It is therefore requested that a **Lawful Development Certificate (Proposed)** be granted confirming the dormer extension as **lawful under permitted development rights**.