

Evidence to Verify Application for Certificate of Lawful Development at 6 Fairfield Drive, Burnley. BB10 2PU

The proposal is for a loft conversion to an existing approved planning application on a detached dwelling - Class B Development.

- The existing as built dormer does not exceeds the height of the highest part of the existing roof of the property.
- No part of the proposed works extends beyond the plane of the existing/proposed roof which forms the principal elevation and it does not front the highway.
- The edge of any enlargement to the roof (with the exception of the half hip to gable extension) will be not less than 20cm from the eaves of the original roof.
- The cubic content of new roof space is 35.34m³ which is less than allowable volume of 50m³ (see calculations below).
- The property is not on Article 1(5) land.
- External materials will be of similar appearance to those used in the construction of the existing and proposed roof of the property.
- The existing window will be fitted with obscure glazing and will be non-opening below 1.70m above floor level.

The proposed side dormer constitutes permitted development by virtue of Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014 and 2015).

Volume Calculations

(where a = depth, b = width, c = height of both).

volume = 28 m³

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FRONT ELEVATION



SIDE ELEVATION