

78 Countess Lane.
Raddiffe,
M26 3NH.

Jan '25'

"Class B Permitted Qualifier"

- Combined volume of proposed hips to gable and rear flat roofed dormer totals $42.47m^3 < 53m^3$ allowance for semi-det houses...
- Dormer and extensions to roof are on rear and side elevations respectively and NOT on front principal elevation.
- No part of proposed works will exceed height of main roof.
- Rear Dormer set back from eaves by a min '200mm.
- Materials used shall match those of the existing house.
- No raised verandahs, balconies, decking etc,
- Side facing upper floor windows to be open/obscure glass, ie frosted and any openers/ transoms to a top open shall be set at 1.7m above floor levels.
- Property is NOT in a designated area such as a 'conservation area' or a listed building AND there are NO planning restrictions levied either.

∴ for the above reasons we consider the proposed works to be fully compliant to the criteria listed and subsequently qualifies as "Class B Permitted Development" And NOT require the benefit of "Householder Planning" Approvals....

∴ An application for a lawful development certificate/ certificate of lawfulness will be made to the relevant council's planning dept to confirm this to be the case prior to any works commencing:...