

Evidence to verify the application for a Lawful Development Certificate

PP-13890903

Project: 48 Silverdale Road, Reading, RG6 7LS

Date: Mar-25

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below and can be found under the heading of Loft Conversion and other alterations.

Class B – The enlargement of a dwelling house consisting of an addition or alteration to its roof.

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- Roof extensions not to be permitted development in designated areas.
- As a detached property, the additional roof space created will not exceed the volume allowance of 50m³.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- Materials to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof.
- No verandas, balconies or raised platforms.
- Side-facing windows will be obscure glazed and non-opening unless the parts which can be opened are more than 1.7m above the floor of the room in which it is installed.
- Roof extensions, apart from the hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane.
- The roof enlargement cannot overhang the outer face of the wall of the original house.

Class C – Other alterations to the roof

Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m.