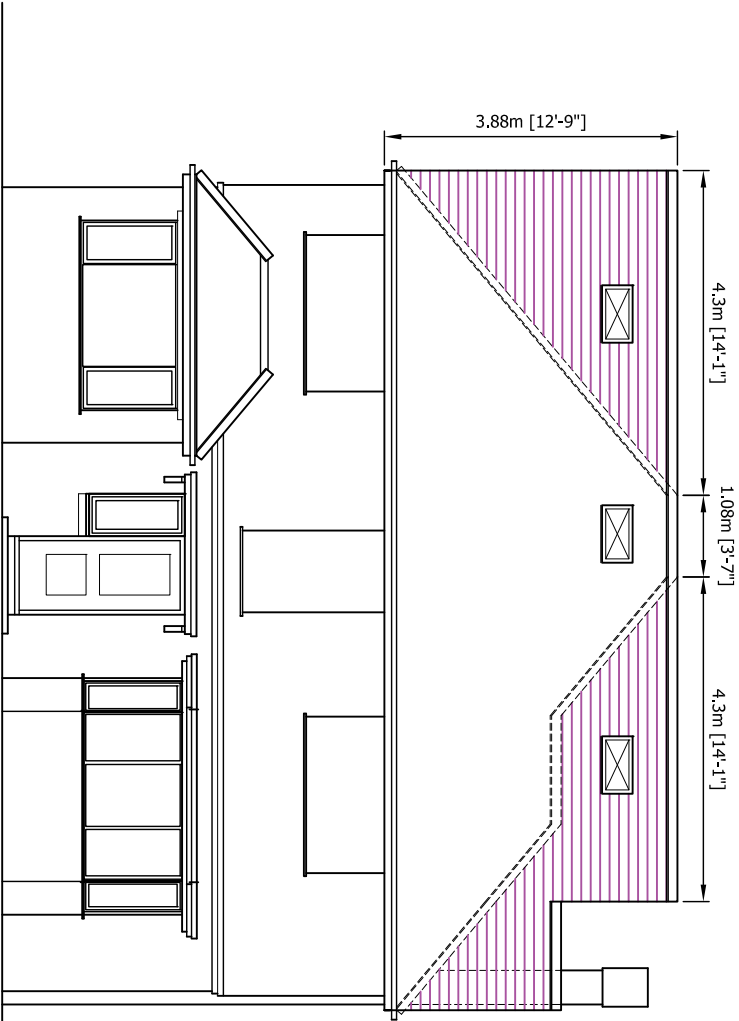
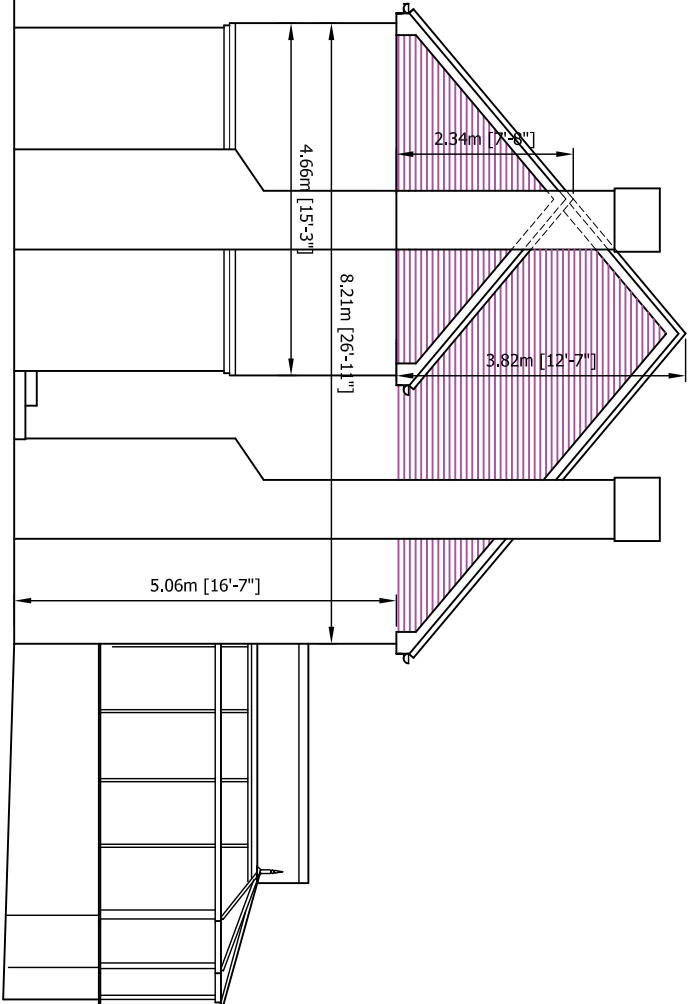




The conversion of the loft space with hip-Gable extensions complies with Class B – additions etc to the roof of the Permitted development rules as follows:

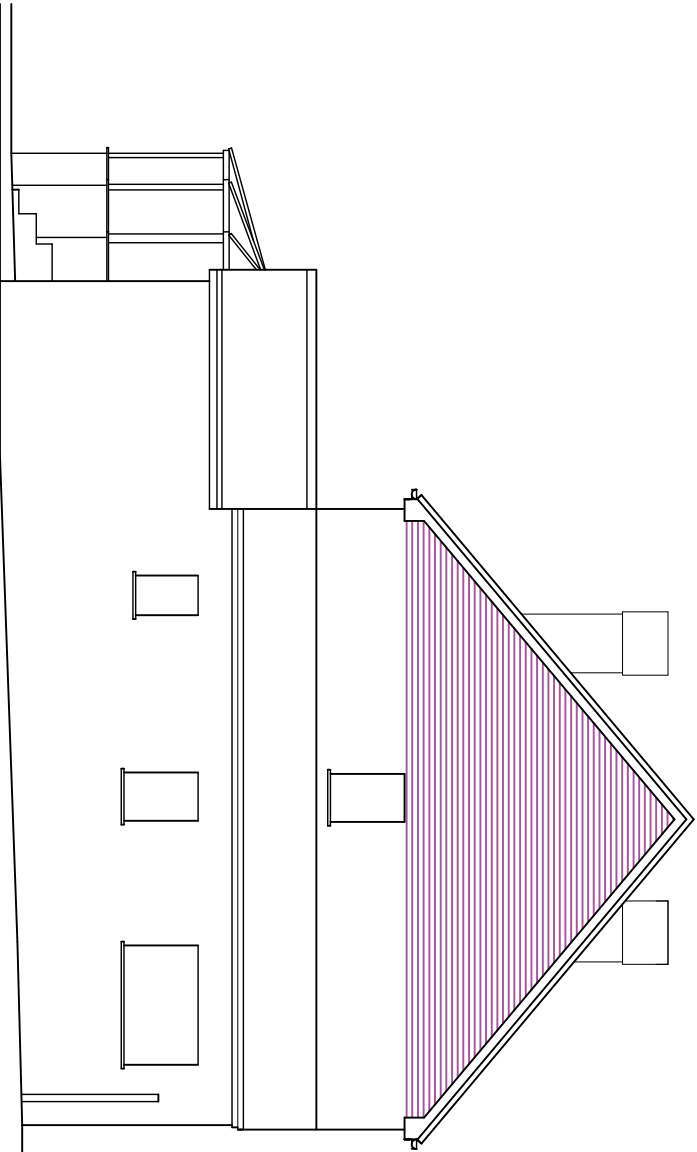
- no part of the dwellinghouse as a result of the works, extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- the increase on volume does not exceed 50 cubic metres volume for a detached house
- the materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- the property is not in an article 4 area where permitted development rights have been removed for extensions.

roof windows do not protrude form the roof plain by more than 15cm



front

side



side

Increase in volume calculations

**RAISED HIP TO GABLE VOLUME CALCULATION**

REFER TO PLANNING PORTAL CALCULATION SHEET Volume of pyramid:

EXISTING VOLUME Main Roof = 495.7M³

PROPOSED VOLUME HIP TO GABLE Main roof = 535.62M³

**INCREASE FOR HIP TO GABLE CHANGE = 39.92M³**

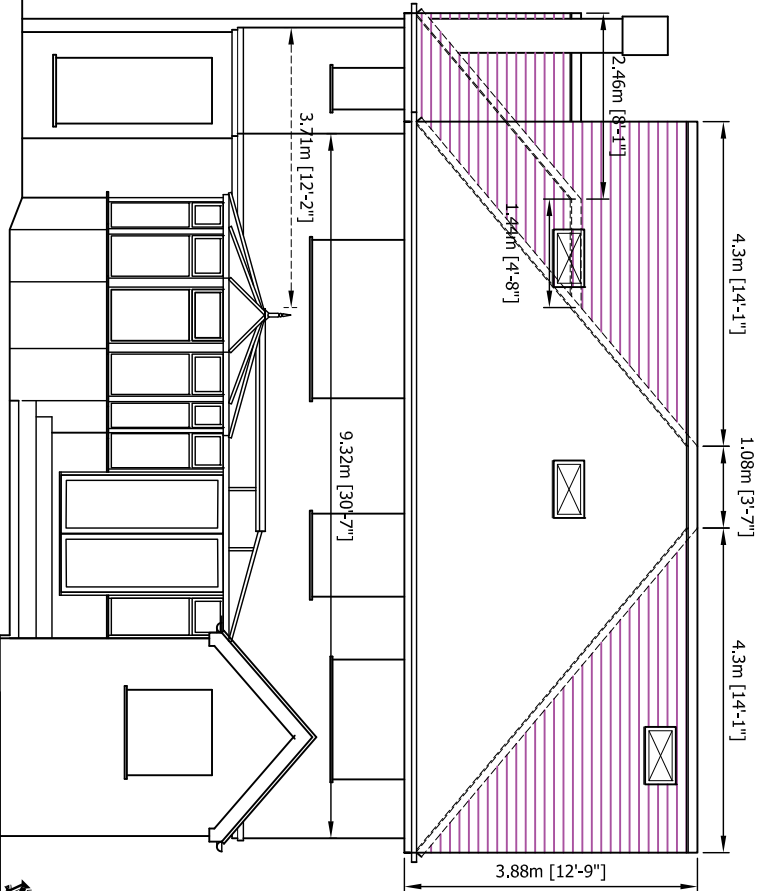
EXISTING VOLUME Lower Roof = 104.27M³

PROPOSED VOLUME HIP TO GABLE lower roof = 107.71M³

**INCREASE FOR HIP TO GABLE CHANGE = 3.44M³**

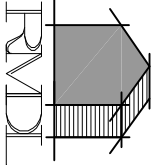
ALLOWED 50.0 -39.92 =10.08M³ AVAILABLE FOR DORMER

**total volume =3.44+39.92 = 43.36m³ which is less than 50.0m³ THEREFORE COMPLIES WITH PERMITTED DEVELOPMENT REQUIREMENTS**



rear

AS APPROVED  
REF:242600



RAMMURTI DESIGN LTD  
ARCHITECTURAL & PLANNING SERVICES  
268 TILFHURST Lane, READING RG30 2NE  
TEL/FAX:01189510628 MOB:07799883574



Proposed demolition of conservatory and addition of double storey rear extension followin approval of loft conversion with "hip" to "gable" existing dwelling (Planning reference 242600) at 5, Elm Lane, Earley Reading for Kennet Investments Ltd

ELEVATIONS AS PROPOSED

Scale: 1/100  
Date: September 2024  
EL05:005 Rev -