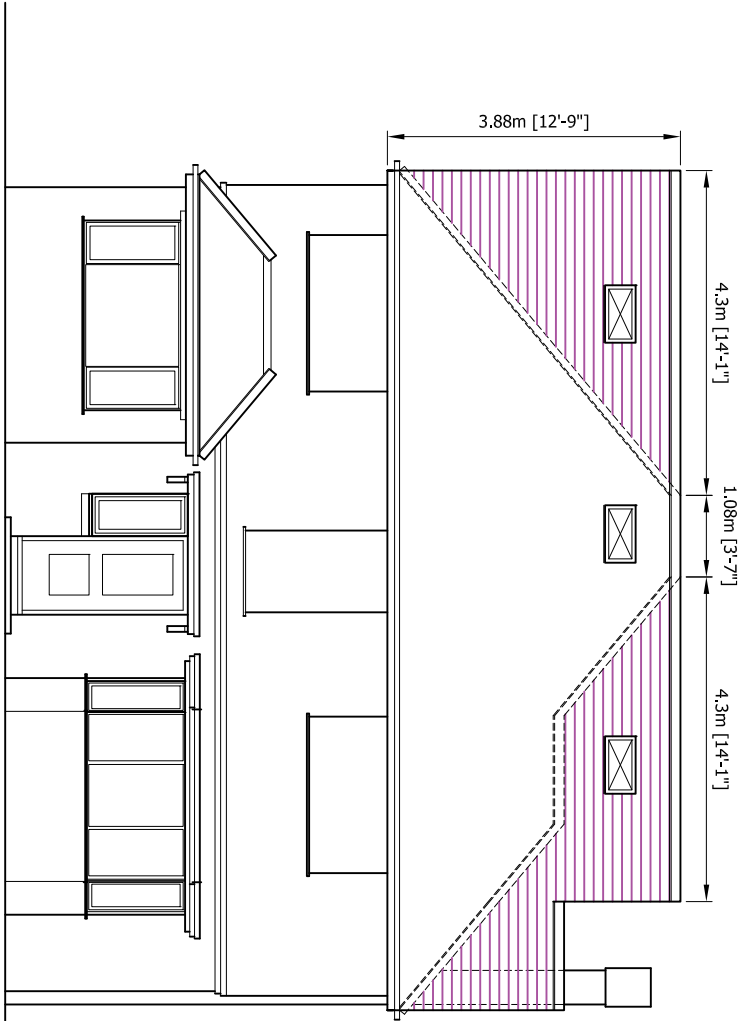
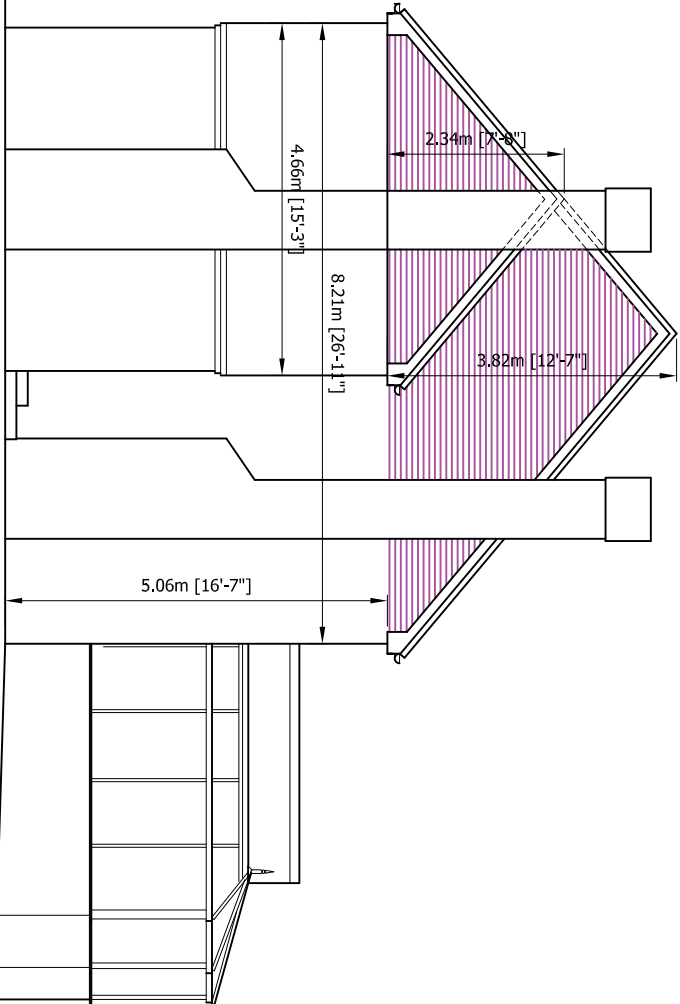




The conversion of the loft space with hip-gable extensions complies with Class B – additions etc to the roof of the Permitted development rules as follows:

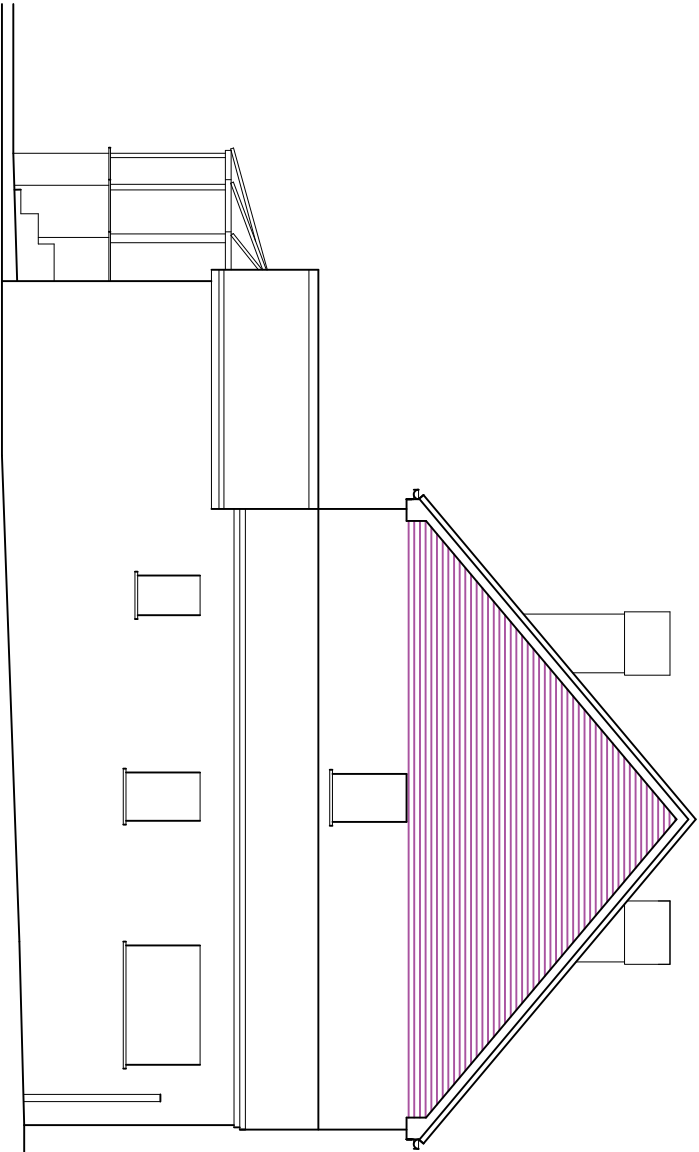
- no part of the dwellinghouse as a result of the works, extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- the increase on volume does not exceed 50 cubic metres volume for a detached house
- the materials used in any 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

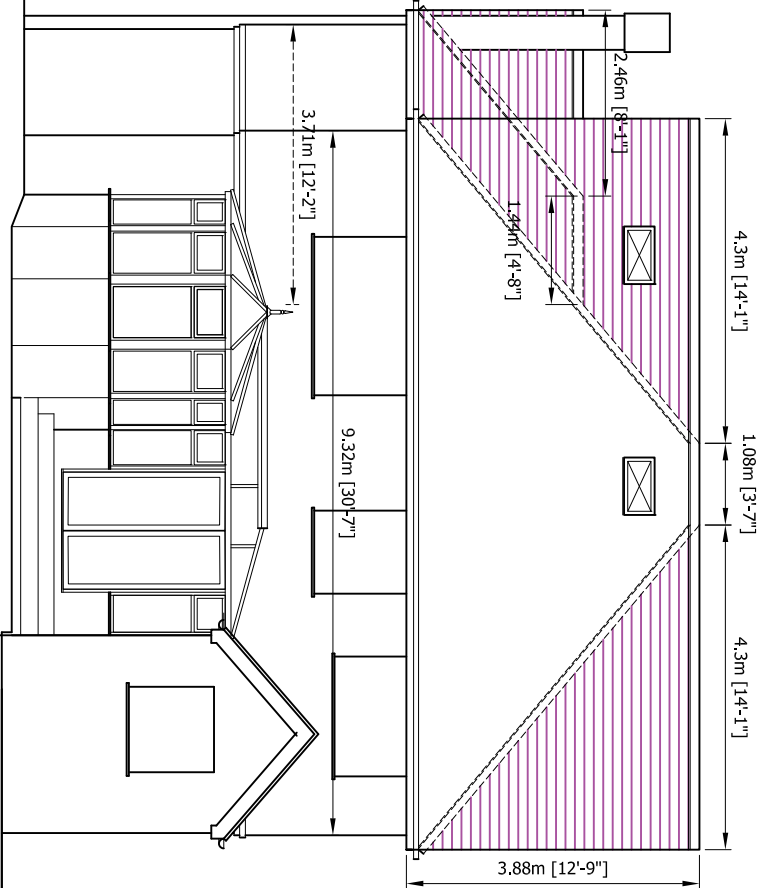


front

side



side



rear

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

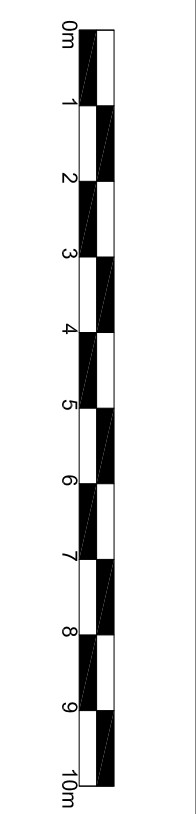
PROPOSED VOLUME HIP TO GABLE Lower roof = 107.71M³

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



Proposed loft conversion with "hip" to "gable" extensions, with the addition of roof windows to front and rear elevations of existing dwelling at 5, Elm Lane, Earley Reading

for Kennet Investments Ltd