

PERMITTED DEVELOPMENT ENQUIRY – RECORD FORM - ROOF

Name:	Date:	Officer:
Address:		

Ask all of the questions and upon any response that results in a yes, planning permission will be required.

Roof extensions/alterations which enlarge the dwellinghouse

	Yes	No
Have permitted development rights been removed ?	<input type="checkbox"/>	<input type="checkbox"/>
Is the building to be extended a flat, apartment or maisonette?	<input type="checkbox"/>	<input type="checkbox"/>
Will the highest part of the existing roof be exceeded?	<input type="checkbox"/>	<input type="checkbox"/>
Will the works extend beyond any existing roof slope which forms the principal elevation and fronts a highway?	<input type="checkbox"/>	<input type="checkbox"/>
Will the new cubic content of the roof space exceed that of the original by more than 40 cubic metres if a terraced house or 50 cubic metres in any other case?	<input type="checkbox"/>	<input type="checkbox"/>
Will it include the construction of provision of a veranda, balcony or raised platform?	<input type="checkbox"/>	<input type="checkbox"/>
Is the building in a conservation area?	<input type="checkbox"/>	<input type="checkbox"/>

Other roof alterations (e.g. velux windows etc)

	Yes	No
Would it protrude more than 150mm beyond the plane of the roof?	<input type="checkbox"/>	<input type="checkbox"/>
Will the highest part of the original roof be exceeded?	<input type="checkbox"/>	<input type="checkbox"/>

If the response to the questions is no to all, then planning permission will not be required subject to conditions.

- Conditions**
- materials must be of a similar appearance to the existing dwelling.
 - dormer roof extensions shall, so far as practicable be at least 20cm from the eaves of the original roof, (excluding hip to gable enlargements)
 - any side facing window must be obscure glazed and non-opening, unless the opening part is more than 1.7m above the floor of the room it serves.

- Note:**
- chimneys, flue or soil pipes, and solar panels all enjoy permitted development rights under separate classes.

Disclaimer – Based on the information provided it would appear that planning permission would/would not be required, HOWEVER, before commencing any works you are strongly advised to obtain a formal written view by writing in, providing full details of what is proposed, and ideally including a sketch. This verbal opinion is given in a spirit of helpfulness, but is not binding on the Council.