

SUPPORTING STATEMENT

Proposed dormer extension to the rear (east) elevation and roof window to the front (west) elevation.

26 Barrington Road, Horsham, RH13 5SN.

This application seeks a Certificate of Lawful Development for the erection of a flat roof dormer to the rear elevation and a roof window to the front elevation of 26 Barrington Road, Horsham. This planning statement is provided to validate the rear dormer extension to the dwelling.

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof is detailed in Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. To be considered Permitted Development, the relevant criteria in respect of this application are;

- Materials must be similar in appearance to the existing house.
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than 40 cubic metres for terraced houses.
- Must not exceed the height of the existing roof.
Construction must ensure that:
 - The eaves of the original roof are maintained (or reinstated).
 - The roof enlargement does not overhang the outer face of the wall of the original house.
 - Any enlargement is set back, so far as practicable, at least 20cm from the original eaves.

All of the above criteria would be met by this application other than the requirement for the enlargement to set back at least 20cm from the original eaves of the property. However, this condition has the proviso 'so far as practicable'.

26 Barrington Road is a semi-detached Victorian property. The roof construction consists of interlocking tiles with a corbelling course of brickwork at eaves level with the guttering fixed to the rafter feet – see fig.1. Due to this fact there is no soffit to create an eaves overhang on the property. Therefore, once the dormer walls are raised off of the inner skin wall of the dwelling, a 20cm setback cannot be achieved. However, the existing eaves detailing would remain intact. Given this fact it is appropriate to conclude that setting the enlargement to the roof back by 20cm is not practical in this instance, and that a Certificate of Lawful Development should be approved accordingly.



Figure 1 showing the existing eaves detail to the dwelling