

Planning Statement

Application for a Lawful Development Certificate (Proposed) Hipped-to-Gable Roof Enlargement
13 Hertford Place, Newport, NP19 7SN

1. Introduction

This Planning Statement supports an application for a Lawful Development Certificate (LDC) for a Proposed Development at 13 Hertford Place, Newport. The proposal seeks confirmation that a hipped-to-gable roof enlargement constitutes Permitted Development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The applicant is the owner of the property, and the submission has been prepared by the appointed agent, Michael Harris of MTRH Drafting Services.

2. Site and Property Description

13 Hertford Place is a lawful C3 dwellinghouse, located within a residential area of Newport. The property has been in continuous residential use since its construction, with no enforcement history and no known restrictions on permitted development rights.

The loft forms part of the original roof structure, used only for ancillary domestic storage. As stated in the application:

“The loft space is part of the original roof structure of the dwellinghouse and has only been used for ancillary domestic storage.”

The site is visible from public land, and no special access arrangements are required.

3. Description of Proposed Development

The proposal consists solely of a hipped-to-gable roof enlargement, involving:

- Removal of the existing hipped roof structure
- Construction of a new full-height gable wall
- Extension of the main roof plane to meet the new gable
- Installation of new structural timbers and rafters
- External finishes matching the existing dwellinghouse
- No dormers, balconies, verandahs, raised platforms, or roof terraces

- No changes to access, hardstanding, or drainage beyond standard roof drainage

The works are confined entirely to the roof of the dwellinghouse and do not exceed the existing ridge height.

4. Relevant Legislation – Permitted Development Rights

The proposal has been assessed against Schedule 2, Part 1, Class B of the GPDO 2015 (as amended), which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

4.1 Class B.1 – Limitations

The hipped-to-gable enlargement complies with all relevant limitations:

- B.1(b) – The cubic content of the resulting roof enlargement must not exceed
 - 40m³ for terraced houses
 - 50m³ for semi-detached or detached houses ✓ The proposed enlargement is well within the applicable volume limit.
- B.1(c) – The enlargement must not extend beyond the plane of any existing roof slope which fronts a highway ✓ The gable enlargement is on a side elevation, not fronting a highway.
- B.1(d) – The height of the enlargement must not exceed the height of the existing ridge ✓ The new gable roof matches the existing ridge height.
- B.1(e) – No verandah, balcony, or raised platform ✓ None are proposed.
- B.1(f) – No chimney, flue, or vent pipe relocation beyond PD allowances ✓ None are affected.

4.2 Class B.2 – Conditions

The proposal also meets all conditions:

- Materials similar in appearance to the existing dwellinghouse ✓ Matching roof tiles and external finishes will be used.
- Side-facing windows (if any are proposed) must be obscure-glazed and non-opening below 1.7m ✓ Any new windows will comply with PD requirements.
- Roof enlargement set back 20cm from eaves (if applicable to rear plane) ✓ The design complies with the GPDO technical guidance.

5. Planning Considerations

As this is an application for a Lawful Development Certificate, the assessment is purely legal, not discretionary. The Local Planning Authority must determine whether the proposal meets the criteria of the GPDO.

Key considerations:

- The dwelling retains full permitted development rights.
- No Article 4 Direction applies.
- The proposal satisfies all limitations and conditions of Class B.
- The works do not constitute a change of use.
- No planning permission is required.

6. Evidence Submitted

The following documents accompany the application:

- Completed LDC application form
- Existing and proposed plans
- Roof volume calculations (if required)
- This Planning Statement

These documents demonstrate clearly that the proposal complies with the GPDO.

7. Conclusion

The proposed hipped-to-gable roof enlargement at 13 Hertford Place fully complies with Schedule 2, Part 1, Class B of the GPDO 2015 (as amended). It does not exceed the volume limit, does not front a highway, uses matching materials, and does not include any prohibited features.

The existing dwellinghouse is lawful, retains full permitted development rights, and has no history of roof alterations that would affect PD allowances.

Accordingly, the Local Planning Authority is respectfully requested to grant a Lawful Development Certificate confirming that the proposed development is lawful and does not require planning permission.