

## PERMITTED DEVELOPMENT SELF ASSESSMENT FORM 2 – ROOF ALTERATIONS

You must answer **all** the questions and if any response 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 being created exceed that of the original roof space 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 or Cotswolds Area of Outstanding Natural Beauty (AONB)?	<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 all the questions is **no**, then planning permission will not be required subject to the following conditions:

- Conditions**
- materials used in any exterior works must be of a similar appearance to those used in 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 (see the Planning Portal's website for a visual guide – [planning.portal.gov.uk](http://planning.portal.gov.uk)).

**Disclaimer** – Based on the information provided it would appear that planning permission would/would not be required. If you require a formal determination of whether planning permission is required, you must submit an application for a Certificate of Lawful Proposed Development. Copies of the relevant application forms are available from the Council's website [www.stratford.gov.uk](http://www.stratford.gov.uk)