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STATEMENT

154 ABBS CROSS LANE, HORNCHURCH, RM12 4XR

Introduction

The application seeks to confirm that the following operations constitute Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

- A loft conversion featuring a rear dormer window.
- A change of roof profile from hip-to-gable on the main roof.
- A change of roof profile for the side extension from a hipped to a flat roof.
- The installation of three front skylights.

The application site is a semi-detached dwelling-house. The proposal is designed to stay within the volume and height limitations set out in Class B and Class C of Part 1, Schedule 2 of the GPDO.

Precedent and Appeal Support

The core principles of this application are directly supported by a landmark appeal decision regarding **2 Arrowsmith Road, Chigwell, IG7 4PR (Appeal Ref: APP/W5780/X/16/3160969)**. In that case, the Planning Inspectorate overturned a refusal for a virtually identical proposal involving a hip-to-flat roof conversion on a side extension and a hip-to-gable conversion on the main roof.

Key findings from that appeal which apply to 154 Abbs Cross Lane include:

- **Holistic Assessment of Class B:** The Inspector ruled that removing a hip over a side extension and replacing it with a flat roof, combined with a hip-to-gable conversion on the main roof, constitutes a single building operation that falls within the ambit of Class B.
- **Permitted Development Rights:** The Inspector confirmed that these roof alterations are lawful provided they meet the standard physical limitations and conditions set out in the GPDO, regardless of the change in roof profile.
- **Technical Guidance Alignment:** This interpretation is consistent with the government's 'Permitted development rights for householders Technical Guidance'.

Furthermore, a similar proposal was granted by Redbridge Council (**Ref #2222/16**) for the property at **9 Stonehall, Cranbrook, IG1 3SH** confirming that local authorities have accepted this interpretation of Permitted Development rights.



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Compliance with GPDO Part 1, Class B and C

1. **Hip-to-Gable and Hip-to-Flat Roof (Class B):** The conversion of the main roof to a gable and the side extension roof to a flat surface are enlargements of the dwelling consisting of an addition or alteration to its roof. These alterations do not exceed the highest part of the existing roof and use materials of a similar appearance to the existing house.
2. **Rear Dormer (Class B):** The dormer will be set back at least 20cm from the original eaves and its volume will not exceed the 50 cubic meter allowance for semi-detached properties.
3. **Front Skylights (Class C):** The three skylights will not protrude more than 150mm beyond the plane of the roof slope, fully complying with Class C limitations.

Conclusion

While the provided reference properties are located in a neighboring borough, the General Permitted Development Order applies nationally. The Planning Inspectorate's ruling on the 2 Arrowsmith Road appeal provides a clear and authoritative interpretation of how hip-to-gable and hip-to-flat roof conversions should be treated under Class B.

Given that the proposal at 154 Abbs Cross Lane follows these established principles and meets all statutory criteria, it is the case of the applicant that a Certificate of Lawfulness be issued.