Planning Statement

Materials and Volume Calculations

For:

Lawful Development Certificate Application for

Hip to gable Loft Conversion and Rear Dormer Extension

At:

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5th November 2026

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1. Introduction and Summary

This statement supports an application for a Lawful Development Certificate for a hip-to-gable roof conversion and extension of the existing rear dormer, providing a new bedroom and WC/shower room within the roof space of the existing family bungalow.

The volume calculations demonstrate that the combined volume of all existing and proposed roof-space additions remains within the cumulative limit of 50 cubic metres for the original dwelling.

External materials used for the roof and rear dormer, including render and tiles, will comprise reused existing materials, reclaimed materials or new materials that match the appearance of the existing building, in accordance with permitted development requirements.

2. Materials

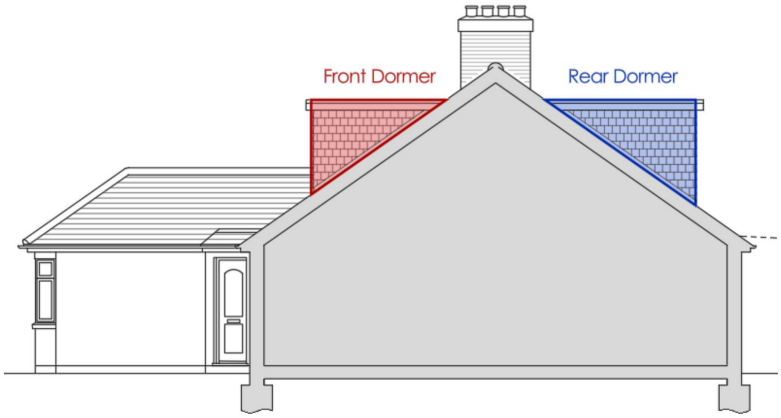
Materials listed below for the existing building and the proposed extensions/ structure.

Material	Existing	Proposed
Roof	Double camber clay tiles	Double camber clay tiles
Dormer Walls	Hanging Tiles	Hanging Tiles
Walls	White Render	White Render
Doors and Windows	White UPVC	White UPVC

3. Volume calculations

Note. Measurements taken within CAD software, 2D and 3D models, at roof surface and at eaves, area/ volume measurements ignore ridge tiles, tile and fascia overhangs.

Existing and Proposed Dormers







Front Dormer (Existing)			
Cross-sectional area		2.38	m^2
Dormer width	x	2.50	m
Volume	=	5.95	m^3

Rear Dormer (Proposed)			
Cross-sectional area		2.98	m^2
Dormer width	x	6.60	m
Volume	=	19.67	m^3

Proposed Hip to Gable Loft Conversion

Hip to gable Roof (Proposed)		
Base area (CAD Calculation)	26.75	m^2
Height	x 2.71	m
Volume	= 24.16	m^3

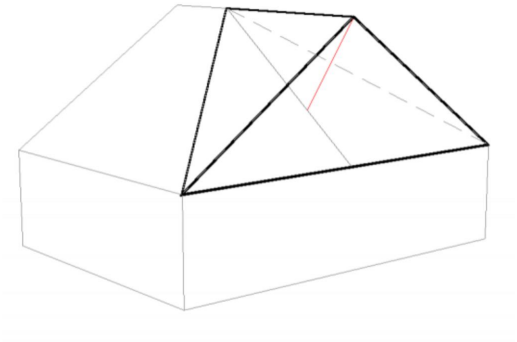


Image taken from 3D roof model in CAD software



Total Extension Volume (Proposed)		
Front Dormer	5.95	m^3
Rear Dormer	19.67	m^3
Hip to Gable Roof	24.16	m^3
Total =	**49.78**	**m^3**

Total volume of all roof extensions, including existing dormer, proposed extended dormer and proposed hip to gable roof volume is 49.78 cubic metres, 0.22 cubic metres under the cumulative limit of 50 cubic metres under permitted development rules.