

PLANNING STATEMENT & TECHNICAL COMPLIANCE PACK

Application for Lawful Development Certificate (Proposed)
Section 192, Town and Country Planning Act 1990 (as amended)

Site: 10 North End, Calne, Wiltshire, SN11 9DQ
Development: Loft Conversion with Rear Dormer and Hip-to-Gable Enlargement
Date: 10 February 2026

1. Legislative Context

This application is submitted under Section 192 of the Town and Country Planning Act 1990 and assessed against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

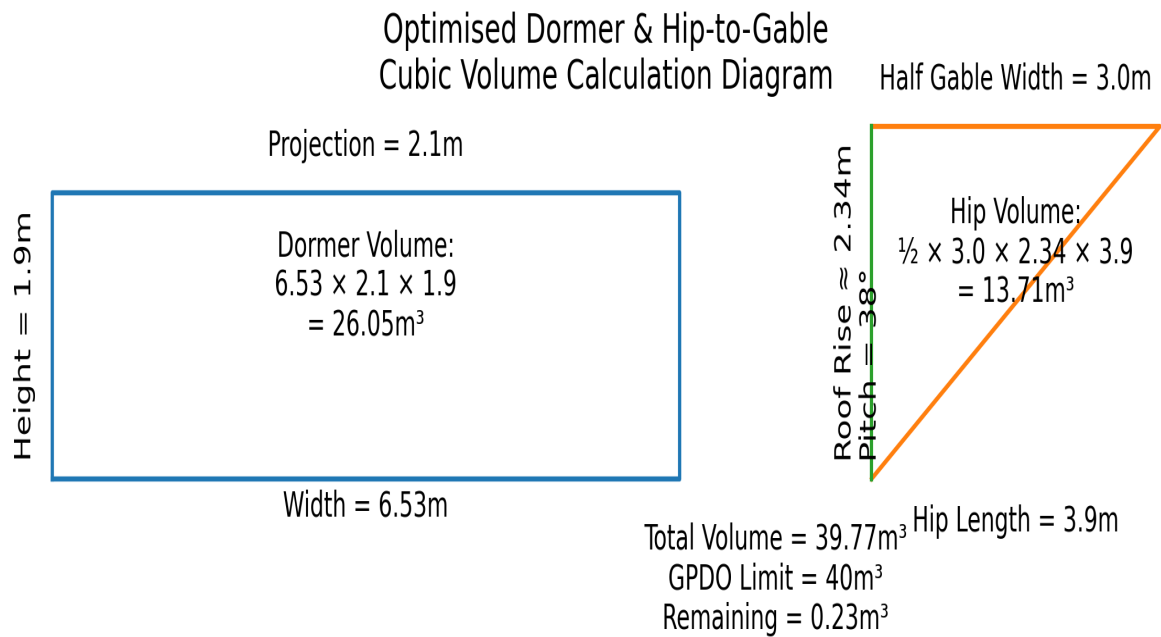
2. Description of Development

The proposal comprises a rear flat roof dormer and a hip-to-gable enlargement to an existing terraced dwellinghouse (Use Class C3). The dormer dimensions have been optimised to ensure full compliance with the 40m³ volumetric restriction applicable to terraced properties under Class B.1(d).

3. Measured Cubic Volume Calculations

Dormer Volume	$6.53 \times 2.1 \times 1.9 = 26.05 \text{ m}^3$
Hip-to-Gable Volume	Triangular prism = 13.71 m^3
Total Additional Volume	39.77 m^3
GPDO Allowance (Terraced)	40.00 m^3
Remaining Headroom	0.23 m^3

4. Technical Dimension & Volume Diagram



5. Formal Compliance Statement

I hereby confirm that the proposed loft conversion, incorporating a rear flat roof dormer and hip-to-gable enlargement at 10 North End, Calne, has been assessed against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The total calculated increase in roof cubic content is 39.77m³, which is below the statutory 40m³ limit applicable to terraced dwellinghouses. The proposal therefore complies with Class B.1(d) and satisfies all relevant limitations and conditions of Part 1.

Signed for and on behalf of the Applicant,

Radstock Building Design Service
Agent