

Explanatory Note

Rear Dormer Eaves Setback

18 West View, Huyton, Liverpool, L36 6BT

1.0 Introduction

- 1.1 This note explains the practical and structural circumstances that resulted in the completed rear dormer being positioned approximately 185mm from the original eaves, when measured along the roof slope.
- 1.2 The relevant Class B requirement is for the edge of the enlargement closest to the eaves to be, **“so far as practicable, not less than 0.2 metres from the eaves.”** The assessment must therefore consider whether the full 200mm setback could practicably have been achieved within the existing construction.
- 1.3 In this case, the dormer was constrained between two fixed construction points:
- the established rear eaves and roofline of the terrace externally; and
 - the internal face and structural bearing position of the existing masonry wall internally.

These two constraints determined the available space within which the dormer and retained roof covering could be formed.

2.0 Existing construction constraints

2.1 Established terrace roofline

- 2.1.1 The property forms part of a terrace with an established and continuous rear roof slope and eaves line. The retained lower section of roof at No. 18 therefore forms part of a wider and consistent roof edge extending across the terrace.
- 2.1.2 The aerial photograph at Figure 2A demonstrates the continuity of this roofline. The existing eaves, gutter position and lower tile courses establish a fixed external datum that could not reasonably be moved outward without creating a local step or projection within the terrace roofline.
- 2.1.3 The retained tiles and eaves were therefore required to remain coordinated with:
- the original roof geometry;
 - the established gutter and eaves position;
 - the existing tile coursing; and
 - the adjoining terrace roofline.

The original eaves position formed the first restrictive construction point.



Figure 2A

Aerial view showing the established and continuous rear roofline of the terrace. The site location is circled in red and the roofline is indicated in a yellow dotted line.

2.2 Existing structural wall

- 2.2.1 The existing rear wall is of double-leaf brick construction. Following discussions with the contractor, it was confirmed that the dormer walls were required, for structural reasons, to rise directly from the inner leaf of the existing masonry wall.
- 2.2.2 The section at Figure 2B demonstrates that the front face and lower structure of the dormer are constructed directly from, and coordinated with, the existing rear wall.

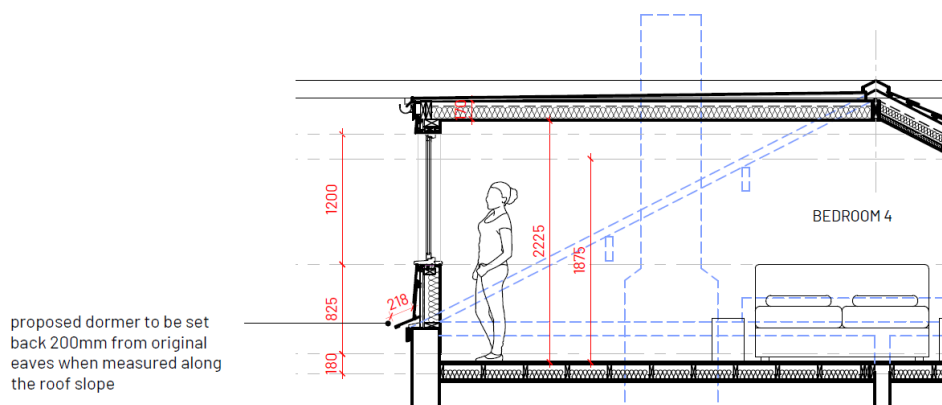


Figure 2B

Section showing the dormer frontage rising directly from the inner leaf of the existing rear masonry wall.

- 2.2.3 The position of the inner leaf therefore provided the fixed internal datum for the dormer frontage and its structural support. Moving the dormer a further 15mm inward would have taken it away from this direct relationship and would have required an alternative support or offset detail.
- 2.3 This would not have been a simple adjustment to the roof tiles. It would have affected the dormer wall, structural bearing, window position, wall build-up and junction with the retained roof covering. The existing structural wall therefore formed the second restrictive construction point.

3.0 Combined effect of the constraints

- 3.1 The completed dormer was effectively contained between the established terrace roofline externally and the structural masonry wall internally.
- 3.2 Achieving the additional 15mm would consequently have required one of these two fixed construction datums to be altered:
- either the established eaves line would have needed to be moved, disrupting the continuity of the terrace roofline; or
 - the dormer frontage would have needed to be moved away from its direct structural relationship with the inner leaf of the existing wall.
- 3.3 The resulting 185mm setback therefore arose from the practical setting-out of the dormer between these two fixed points. It was not a deliberate attempt to enlarge the dormer or circumvent the permitted-development limitation.
- 3.4 During the Council's site visit, access to the roof space enabled the completed junction to be inspected and measured at close quarters. This identified a difference of approximately 15mm from the stated 200mm dimension. The variation would not ordinarily be readily discernible from the highway or standard external viewpoints, from which the retained eaves continue to read as part of the established terrace roofline.
- 3.5 The 15mm difference has not resulted in any meaningful increase in the dormer's height, width, floorspace, volume or visual prominence. The submitted design clearly intended to comply with the 200mm requirement, and the completed dimension reflects the practical and structural constraints encountered during construction. The original note records both the approximately 185mm measurement and the contractor's confirmation that the dormer walls rise from the inner leaf of the existing masonry wall.

4.0 Conclusion

- 4.1 The dormer was constrained between two fixed construction points: the established and continuous terrace eaves line externally and the structural bearing provided by the inner leaf of the existing rear wall internally.

- 4.2 Achieving the additional 15mm would have required either an alteration to the established roofline or a materially different structural arrangement for the dormer frontage. It could not have been achieved through a minor adjustment to the retained roof tiles alone.
- 4.3 It is therefore respectfully submitted that the completed setback of approximately 185mm represents the distance that could practicably be achieved while retaining the original terrace roofline and providing the necessary structural relationship with the existing masonry wall.
- 4.4 In view of the wording "**so far as practicable**", the two fixed construction constraints and the limited 15mm difference, the completed dormer should reasonably be regarded as satisfying the Class B requirement in the particular circumstances of the property.