



PC-2026-0141 — set against the zone UC regulations

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11 clauses · fictional document

Fictional document — demonstration example

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Fictional document, produced for demonstration. **No conclusion of compliance is drawn.** Eleven clauses are surfaced with the measured value and the drawing where it can be read.

The eight compliant

Clause	Rule	Measured value	Source
UC 9 — site coverage	40% maximum	32%	PC2, calculation carried across
UC 10 — height	9 m maximum	8.40 m	PC4, ridge dimension
UC 6 — setback from road	5 m minimum	6.20 m	PC2
UC 7 — setback from boundaries	3 m minimum	3.40 m	PC2

Clause	Rule	Measured value	Source
UC 11 — roof	Pitch 30 to 45°	38°	PC4
UC 4 — drainage	Connection to the network	Provided	Statement
UC 3 — access	Width 3.50 m minimum	4.10 m	PC2
UC 15 — performance	Certificate attached	Supplied	Schedule

The three to settle, and their nature

Clause	Gap	Nature	Who settles it
UC 12 — parking	3 spaces for 2 dwellings, 4 required	Arithmetic	A finding
UC 13 — green space	28% or 31% depending on what is counted	Reading of the regulations	Case officer
UC 11 — external appearance	"In harmony with neighbouring buildings"	Judgement	Case officer

The three gaps are not of the same kind, and that is what organises the work. The first is established by counting; the second requires choosing between two defensible readings; the third has no value to check at all.

What the agent records, and what it leaves to the case officer

Action	Performed?
Record a value and cite its drawing	Yes
Flag an arithmetic gap	Yes

Action	Performed?
Choose between two readings of the regulations	No
Judge architectural harmony	No
Conclude that the scheme complies	No

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