

NOTES IN SUPPORT OF APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY SIDE AND REAR EXTENSION AT 16 , MINTERS LEPE, HAVANT PO7 5QS

It is considered that the side and rear extensions are classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class A applies

GROUND FLOOR EXTENSIONS

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwelling as a dwelling has NOT been granted only by virtue of Class M.N.P, PA, and Q of Part 2 of the Schedule (change of use)
- (b) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the curtilage.
Existing area (excluding dwelling) = 292.32m² therefore allowed 146.16m² Proposed area of extension = 26.9m²
- (c) The height of the extension does not exceed the height of the highest part of the roof of the existing dwelling.
- (d) The height of the eaves of the part of the dwelling enlarged does not exceed the height of the eaves of the existing dwelling.
- (e) The enlarged part of the dwelling does not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling.
- (f) The enlarged part of the dwelling has a single storey BUT extends beyond the rear wall of the original dwelling by more than 3m
- (g) The dwelling is not on Article 2 (3) nor on a site of special scientific interest and does not have more than one storey. Does not extend beyond the rear wall of the house by more than 6m or exceed 4m in height
- (h) The enlarge part of the dwelling does not have more than one storey
- (i) The enlarged part of the dwelling is within two meters of the boundary of the curtilage of the dwelling but the height of the eaves of the enlarged part does not exceed 3m
- (j) The enlarged part of the dwelling does NOT extend beyond a wall forming a side elevation of the original dwelling , does NOT exceed 4m in height , does NOT have more than one storey or have a width greater than half the width of the original dwelling house.
- (ja) The enlargement will not exceed the limits set out in sub – paragraphs (e) to (j) as no other enlargements exist.
- (k) It does not consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and ventilating pipe or an alteration to any part of the roof of the dwelling house.

A2 The dwelling is not on Article 2 (3) land

A3 The materials used in any exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

