

Permitted Development for 18 Lower Road (PO9 3LH)

The removal of the current conservatory and erection of a toilet and orangery under permitted development is proposed at 18 Lower Road on the rear of the property. The property is detached and the extension will only be single storey and all materials used will match the existing dwelling.

The extension proposed is no more than half the area of land around the original house (curtilage). The original house area was 116.76 square meters and the proposed extension is only 35.6 square meters.

The extension is not forward of the principal elevation or side elevation onto a highway. The proposed extension is at the rear of the property.

The extension is not higher than the highest part of the roof. The proposed extension will have a flat roof below the highest part of the house roof.

The single storey extension will not extend beyond the rear wall of the original house by more than eight metres. The proposed extension is only 5.75m beyond the rear of the original house.

The maximum height of the single-storey rear extension is not higher than four metres. The proposed extension eaves height will be the same as the house and no higher than 3m.

The extension is not a side extension. The proposed extension is at the rear of the property.

The materials used will be similar in appearance to the existing house.

The extension does not include verandas, balconies or raised platforms, a microwave antenna (e.g. TV aerial or satellite dish), a chimney, flue or soil and vent pipe or any alteration to the roof of the existing house.

No land is required for access.

There is no effect on any pavement or roadway.

The proposed extension is not visible from any public highway.

There is no change to any existing site levels.

There is no change to the number of parking spaces.

Safety glazing will be used for all doors and windows within the proposed extension.

Building Regulations will be adhered