

Proposed Single-storey Extension at 6 Stanley Road, Emsworth

SUMMARY OF CONDITIONS FOR PERMITTED DEVELOPMENT

Class A - Enlargement, improvement or other alteration of a dwelling house

Single-storey extension

1. Not applicable - applies to designated land only.

2. 50% of original land rule:

plot area	=	145 m ²
original house	=	49 m ²
existing extension	=	19.2 m ²
existing shed	=	3.2 m ²
proposed extension	=	6 m ²

50% area of land round original house

$$= (145 - 49)/2 \text{ m}^2$$
$$= 48 \text{ m}^2.$$

Sum of existing and proposed extensions plus shed

$$= 19.2 + 6 + 3.2 \text{ m}^2$$
$$= 28.4 \text{ m}^2$$

Thus extensions plus shed area is less than 50% of plot area.

3. Not applicable - rear extension.

4. Not applicable - neither on designated land nor a side extension.

5. Materials used are to match existing - walls rendered & painted, roof in matching clay tile, windows and door in uPVC, rainwater goods in black plastic as main building.

6. Not applicable - not a side extension.

7. Not applicable - not a side extension.

8. Proposed extension is 1.5 m from boundary, and eaves height must not exceed 3 m.
Proposed eaves height is 2.742 m.

9. Single storey extension not to extend beyond 3 m from original house.

Existing two-storey extension extends 4.2 m beyond original house. New extension would extend 2.38 m beyond this. It would not project as far back as the flat roof extension to no. 5 Stanley Rd - see drawing.

10. Single storey rear extension height not to exceed 4 m: proposed extension is 3.92 m to ridge.

11. Not applicable - eaves and ridge height well below existing house.