

October 2025

Dear Sir/Madam,

Please find supporting cover letter/evidence to verify the application for:

Application for a Certificate of Lawful Development for proposed single storey side extension at 43 Starina Gardens, Waterloo, PO7 8QT.

Studio Charrette has been instructed to act on behalf of Stefania Simion (the Applicant). This application seeks a lawful development certificate for the proposed single storey side extension at the above referenced address.

This document outlines the proposals compliance with Schedule 2, Part 1, Class A – (enlargement, improvement or alteration to dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and its compliance with Section 55 of the Town and Country Planning Act 1990.

Please find attached the following information in support of this application:

- Application Form;
- Drawing P1 Location and Block Plans
- Drawing P2 Existing Plans
- Drawing P3 Proposed Plans
- Drawing P4 Existing Elevations
- Drawing P5 Proposed Elevations
- Covering Planning Statement (this document)

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

Site Context

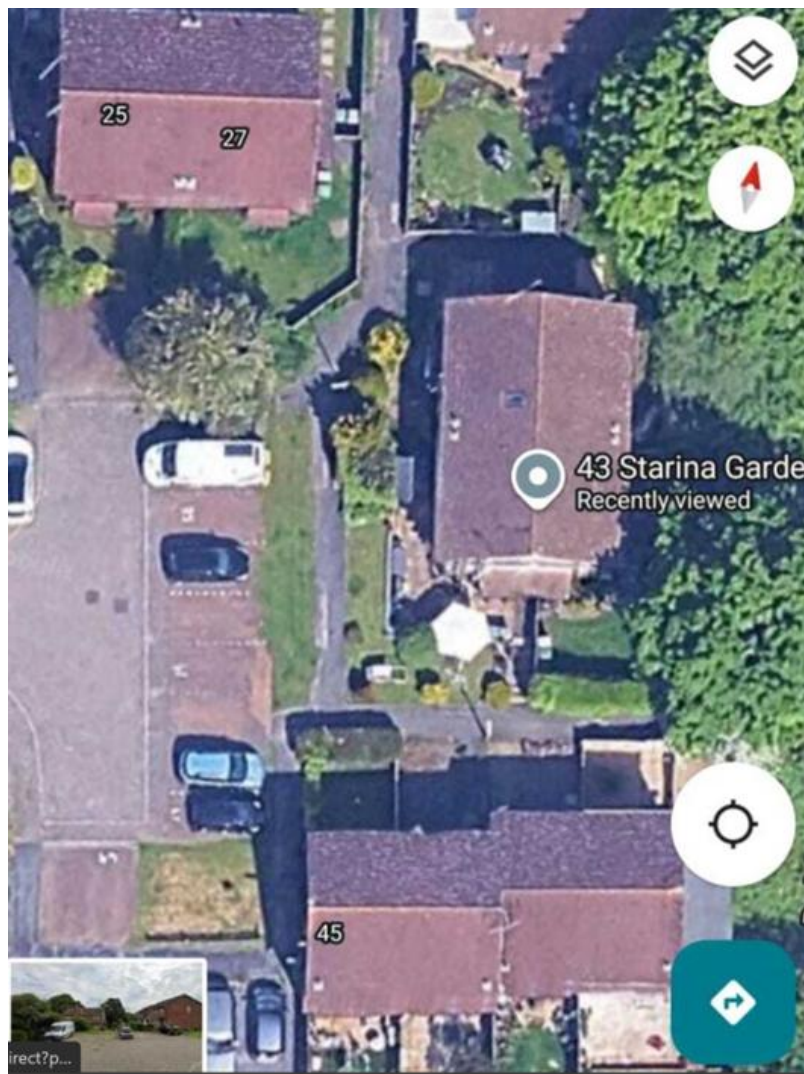
The application site relates to an existing two storey residential dwellinghouse located within an existing residential area.

The property is set back from the public highway and there is a slight change in ground level from the street to the main house as indicated on the submitted drawings.

The property does not appear to have any planning restrictions and no further details online on the Council website to indicate that permitted development has been removed from the site. On this basis the current application is submitted to seek confirmation that the changes being proposed would be lawful.

The surrounding street scene has dwellings of similar designs, scale and appearance. The site is not within a conservation area and is not a listed building.

Aerial View of Application Site:



Similar extensions at neighbouring properties:



Planning history of the site:

There are no detailed online records on the Council website for this address.

The Proposal

The proposal is for a single storey side extension. The extension is to help move the kitchen outside and gain an extra study space in the house.

The external materials would match with the existing property. The property does not fall within an area covered by Article 4 Direction and is not a listed building, so it appears to benefit from full permitted development rights.

In accordance with General Permitted Development Order

Section 191 of the Town and Country Planning Act 1990 recognised that a certificate of lawful use shall specify the land to which relates, describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class, gives the reasons for determining the use, operations or other matter to be lawful and specify the date for the certificate.

Section 55 of the Town and Country Planning Act 1990 is recognised as a consideration for the decision of the proposed scheme for a single storey rear extension.

This sets out when planning permission is required in such circumstances. Permission is required for a “material change of use” (section 55(1)); however, even if there is such a material change of use, any use which is “incidental to the use of the dwellinghouse as such” does not require planning permission (section 55(2))

The proposed development is a single storey extension and does not include any major development that would affect the character of the area. It is considered to be a minor development.

Permission has not been granted to the use of the dwellinghouse as a dwellinghouse by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (Change of use).

The total area of the proposed extension would not exceed 50% of the total area of the curtilage.

The height of the part of the dwellinghouse enlarged would not exceed the height of the highest part of the roof.



The height of the eaves of the part of the dwellinghouse enlarged would not exceed the height of the eaves of the existing dwellinghouse.

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, but would not exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse.

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest.

The enlarged part of the dwellinghouse would be a single storey. The height of the eaves would not exceed 3 metres. The extension would not extend past the existing original rear wall of the main dwelling. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would not exceed 3 metres.

The proposed extension is single storey and matching materials will be used in any exterior works.

The proposal complies with the above condition of the permitted development rights.

Conclusion

Overall, it is considered that the Proposal is fully compliant with the GPDO. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with guidance of the GPDO. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

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