



JAMES POTTER
ASSOCIATES

Our ref: 16007_1.1_16.03.09

James Potter Associates Ltd
64 Hunter Road
Southsea
PO4 9AY

09th March 2016

Evidence to verify the application for 7 Garland Avenue PO10 7QA

This letter is to verify how the design complies with the permitted development technical guidance and I have listed a few points below to explain.

A.1 (a) 'Extensions (including previous extensions) and other buildings must not exceed 50% of the "curtilage".'

The ground floor area at 7 Garland Road is: 105.9m² 100%
The ground floor area of the proposed extension is: 30.3m² 40%

A.1 (b) 'the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.'

The height of the proposed extension is 3.2m height which does not exceed the height of the highest part of the house.

A.1 (e) the enlarged part of the dwellinghouse would have a single storey and -

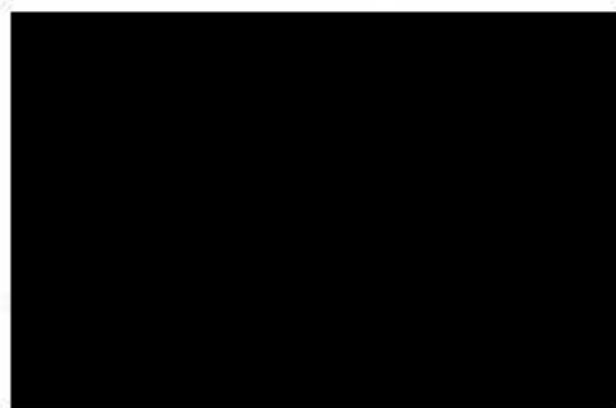
- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
- (ii) exceed 4 metres in height**

The proposed extension extends 3.3m from the dwellinghouse and is a detached property. The proposed extension does not exceed 4 metres in height.

A.1 (g) 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 exceed 3 metres

The proposed extension is within 2 metres of the boundary and the eaves will not exceed 3 metres in height.

Yours sincerely,



James Potter
Director
For and on behalf of James Potter Associates Ltd.