

jb architects

Permitted Development Design Checklist

**Proposed single-storey rear extension at:
15 MARLBOROUGH PARK, DENVILLES, PO9 2PP**



Introduction:

This statement is prepared in support of a 'Certificate of Lawfulness' application to create a single-storey rear extension to replace the existing conservatory at 15 Marlborough Park, Denvilles.

This application is sought under Class A – enlargement, improvement or other alteration of a dwellinghouse of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Class A - Permitted Development Design Checklist

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

The application consists of an enlargement to the existing dwelling house by virtue of a single storey rear extension and alterations to the fenestration in the East (side) elevation only.

Development not permitted

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

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse has not been granted by virtue of these classes.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

As demonstrated in the accompanying application documents, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage.

(c) 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;

As demonstrated in the accompanying application documents, the height of the proposed extension does not exceed the highest part of the roof of the existing dwellinghouse.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

As demonstrated in the accompanying application documents, the height of the eaves of the proposed extension does not exceed the height of the eaves of the existing dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

The proposed extension is located on the South (rear) elevation of the original dwellinghouse and therefore this is not applicable.

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The proposed extension is located on the South (rear) elevation of the original dwellinghouse and therefore this is not applicable.

(f)subject to paragraph (g), 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

As demonstrated in the accompanying application documents, the property is detached and the proposed extension extends 3.4m beyond the rear wall of the original dwellinghouse.

(ii)exceed 4 metres in height;

As demonstrated in the accompanying application documents, the maximum height of the proposed extension is 3.7m measured from the lowest ground level.

(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, 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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii)exceed 4 metres in height;

The property is not on article 2(3) land nor a site of special scientific interest and it is not intended to invoke the larger homes permitted development rights.

(h)the enlarged part of the dwellinghouse would have more than a single storey and—

(i)extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii)be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]

The application is for a single storey rear extension only and therefore this is not applicable.

(i)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 Western boundary of the curtilage of the dwellinghouse and the height of the eaves of the proposed extension are 2.4m.

(j)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i)exceed 4 metres in height,

(ii)have more than a single storey, or

(iii)have a width greater than half the width of the original dwellinghouse; F6...

The proposed extension is located on the South (rear) elevation of the original dwellinghouse and therefore this is not applicable.

(j)any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j)

The existing drawings detail the dwellinghouse as it was originally constructed with an earlier enlargement in the form of a single storey rear conservatory. The proposals include the demolition of the existing conservatory to accommodate the proposed extension and therefore this will be the only enlargement of the original dwellinghouse.

(k)it would consist of or include—

(i)the construction or provision of a verandah, balcony or raised platform,

No verandah, balcony or raised platform is to be installed as part of this development.

(ii)the installation, alteration or replacement of a microwave antenna,

No installation, alteration or replacement of a microwave antenna is proposed as part of this application.

(iii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

No installation, alteration or replacement of a chimney, flue or soil and vent pipe is proposed as part of this application.

(iv)an alteration to any part of the roof of the dwellinghouse [F8; or]

No alteration to any part of the roof of the dwellinghouse is proposed as part of this application.

(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The existing dwellinghouse has not been built under Part 20 of this Schedule.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a)it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c)the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

(d)any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).

The property is not on article 2(3) land and therefore Section A.2 is not applicable.

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The existing materials proposed are of similar appearance to those used in the construction of the exterior of the existing dwellinghouse:

Walls – Brickwork and render to match the existing.

Roof – Single ply roof membrane & roof tiles to match existing.

Gutters, soffit and fascia – UPVC to match existing.

Windows, Doors & Rooflights – UPVC to match existing.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

No upper floor windows in a wall or roof slope forming a side elevation of the dwellinghouse are proposed as part of this application.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.]

The application is for a single storey rear extension only and therefore this is not applicable.

Conclusion:

As demonstrated above, the proposed development at 15 Marlborough Park meets the requirements of *Class A* – enlargement, improvement or other alteration of a dwellinghouse of The Town and Country Planning (General Permitted Development) (England) Order 2015. It is therefore considered that a certificate of lawfulness application should be permitted.