



Mr J Margaglione,
123 Slaithwaite Road,
Meltham.
HD9 5PW

Ref: Proposed two storey rear extension and outbuilding at 123 Slaithwaite Road

Permitted development for householders Checklist:

Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors, and from 30 May 2013 to 30 May 2016 a neighbour consultation scheme for larger rear extensions.

A.1 Development is not permitted by Class A if -	
(a) 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)	The proposed extension at 123 Slaithwaite Road has a footprint of 26.73sqm and the existing dwellinghouse 65sqm. Since the total site area is 1475sqm, <50% of the curtilage would be covered.
(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 ridge of the proposed extension matches the existing ridge
(c) 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	The eaves of the proposed extension will match existing
(d) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse	The proposed extension is to the rear of 123 Slaithwaite Road
(e) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original	The proposed extension is two storey



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	
f) the enlarged part of the dwellinghouse would have more than one 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 opposite the rear wall of the dwellinghouse	The proposed extension extends 3m from the existing rear wall and is 52.5m from the rear boundary
(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 2.0m from the boundary.
(h) 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 one storey, or (iii) have a width greater than half the width of the original dwellinghouse	n/a - the extension is to the rear of the existing dwellinghouse
A.2 The dwellinghouse on not on article 1(5) land	
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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse □	The proposed materials have been specified to match existing

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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	Windows in the side elevation will be obscure glazed bathroom windows with an opening toplight.
(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse	The roof pitch of the proposed extension is slightly shallower than the existing to meet the requirements of A.1 (b) and (c).

Class E covers the provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure

E.1 Development is not permitted by Class E if -	
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	The Dwellinghouse has not been granted permission based on PD rights
(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	The proposed outbuilding at 123 Slaithwaite Road has a footprint of 42sqm and the existing dwellinghouse 65sqm. Since the total site area is 1475sqm, <50% of the curtilage would be covered.
(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	The proposed outbuilding is to the rear of the dwellinghouse

(d) the building would have more than a single storey;	The proposed outbuilding is single storey
(e) the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;	The proposed extension is within 2m of the boundary and is 2.5m high
f) the height of the eaves of the building would exceed 2.5 metres;	The proposed outbuilding is 2.5m high
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;	The dwellinghouse is not listed
(h) it would include the construction or provision of a verandah, balcony or raised platform;	The proposed outbuilding does not include a verandah
(i) it relates to a dwelling or a microwave antenna; or	The proposal does not relate to an antenna
(j) the capacity of the container would exceed 3,500 litres	The proposal does not relate to a tank
E.2 The dwellinghouse is not on article 1(5) land	
E.3 The dwellinghouse is not on article 2(3) land.	

The above table evidences that the proposed extension meets the Criteria of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2, part 1 (Class A) and is therefore Lawful Development.

