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Ref: (21932) Proposed side extension at 7 Rosedale Avenue

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 a neighbour consultation scheme for larger rear extensions.

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 M, N, P, PA or Q of Part 2 of this schedule (Change of use)	N/ a - the host property is a 1960's dwelling house not created using PD rights. Permitted development rights have not been removed.
(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)	The proposed extension at Rosedale Avenue has a footprint of 12sqm and the existing dwellinghouse 74.7sqm. Since the total domestic curtilage area is 229.8sqm, <50% of the curtilage would be covered.
(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	The side extension is single storey.
(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	The eaves of the proposed side extension are lower than the existing
(e) 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 side extension does not project beyond the principle or rear elevations.



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(f) 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	N/a The proposed single storey extension is to the side of the property.
(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	N/a The proposed single storey extension is to the side of the property.
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	N/a The proposed extension is single storey.
(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	N/ a – the eaves <1.6m above adjacent ground level
(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 one storey, or	The side extension does not exceed 4m in height, is single storey and does not have a width greater than half the width of the original dwellinghouse

(iii) have a width greater than half the width of the original dwellinghouse	
(ja) 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 sub-paragraphs (e) to (j);	N/ a - the proposed extension does not adjoin any existing enlargement
(k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	N/ a
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	n/a – single storey extension

(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	n/a – single storey extension
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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.