

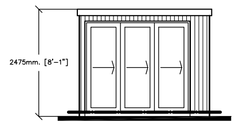

South Elevation



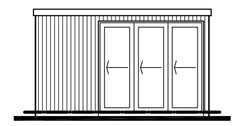

North Elevation



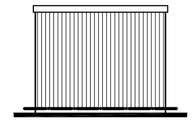

East Elevation



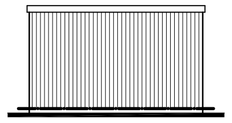

South Elevation



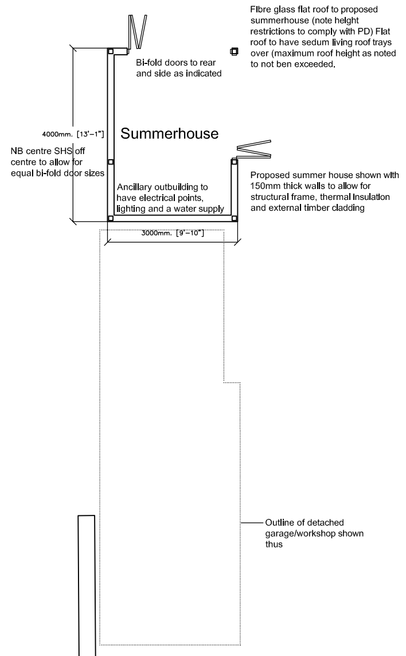
West Elevation

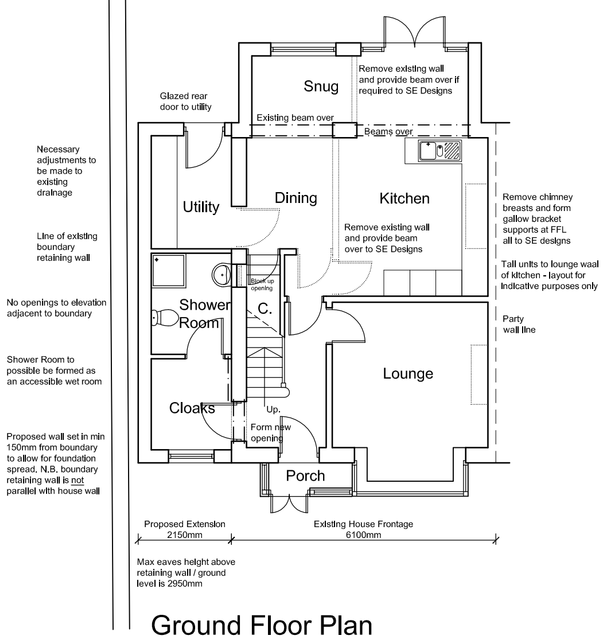


North Elevation

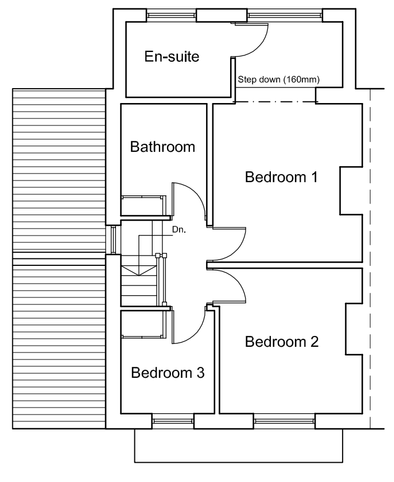


East Elevation




Ground Floor Plan




First Floor Plan

The Town and Country Planning (General Permitted Development) (England) Order 2015.

UK Statutory Instruments2015 No. 596SCHEDULE 2PART 1Class A - buildings etc Incidental to the enjoyment of a dwellinghouse

Single Storey Extensions

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
THE SITE IS NOT WITHINON DESIGNATED LAND

2. On designated land* - no side extensions, Rear extension - No permitted development for rear extensions of more than one storey, The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
THE SITE IS NOT WITHINON DESIGNATED LAND

3. No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
ORIGINAL DOMESTIC CURTILAGE = 266m², PREVIOUS TWO STOREY REAR EXTENSION = 10.29m², GARAGE/WORKSHOP = 29.6m², THE PROPOSED SUMMER HOUSE IS 12m² (4x3m) THEREFORE 133m² (50% OF CURTILAGE) - 51.89m² (other additions) LEAVES 81.11m² . PROPOSED SIDE EXTENSION =16.86m²

4. No extension forward of the principal elevation or side elevation fronting a highway.
THE PROPOSED EXTENSION IS A SIDE EXTENSION THE HIGHWAY IS LOCATED TO THE FRONT OF THE PROPERTY.

5. Materials to be similiar in appearance to the existing house.
MATERIALS MATCH EXISTING

6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
THE SIDE EXTENSION IS SINGLE STOREY, OF 2.15M WIDTH, THE EXISTING ORIGINAL DWELLING HAS A FRONTAGE OF 6.1M

7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
THE PROPOSED ROOF APEX DOES NOT EXCEED 3.8m ABOVE GL. WIDTH COMPLIES (see above)

8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
THE EXTENSION IS WITHIN 2M OF THE BOUNDARY BUT THE EAVES HEIGHTS ARE 2.745M. ADMITTEDLY THE VERGE EXCEED THIS BUT NOT THE EAVES. NB: The enlarged part of the dwellinghouse does extend beyond a wall forming a side elevation of the original dwellinghouse, but does not:
(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

9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
THE PROPOSED EXTENSION IS ASIDE EXTENSION NOT A REAR EXTENSION

10. Maximum height of a single-storey rear extension of 4m.
THE PROPOSED EXTENSION IS ASIDE EXTENSION NOT A REAR EXTENSION

11. Maximum eaves and ridge height of extension no higher than existing house.
THE EAVES AND ROOF APEX DO NOT EXCEED THE EXISTING HOUSE ROOF EAVES AND APEX HEIGHTS.

The Town and Country Planning (General Permitted Development) (England) Order 2015.

UK Statutory Instruments2015 No. 596SCHEDULE 2PART 1Class E - buildings etc incidental to the enjoyment of a dwellinghouse

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met:

1 - No outbuilding on land forward of a wall forming the principal elevation.
THE OUTBUILDING IS SITED TO THE REAR OF THE PROPERTY

2 - Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof. NB Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
THE OUTBUILDING IS WITHIN 2M OF THE BOUNDARY BUT NO HIGHER THAN 2.5M ABOVE GROUND LEVEL

3 - No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
THERE ARE NON

4 - No more than half the area of land around the "*original house*"* would be covered by additions or other buildings.
ORIGINAL DOMESTIC CURTILAGE = 266m², PREVIOUS TWO STOREY REAR EXTENSION = 10.29m², GARAGE/WORKSHOP = 29.6m², PROPOSED SIDE EXTENSION =16.86m² THEREFORE 133m² (50% OF CURTILAGE) - 56.75m² (other additions) LEAVES 76.25m² - THE PROPOSED SUMMER HOUSE IS 12m² (4x3m).

5 - In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
THE PROPERTY IS NOT WITHIN ANY OF THESE DESIGNATED AREAS

6 - On *designated land** buildings, enclosures, containers and pools at the side of properties will require planning permission, se to be limited to 10 square metres.
THE PROPERTY IS NOT WITHIN ANY OF THESE DESIGNATED AREAS

7 - Within the curtilage of listed buildings any outbuilding will require planning permission.
THE PROPERTY IS NOT A LISTED BUILDING

*The term "*original house*" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.


PAUL MATTHEWS ARCHITECTURAL Ltd

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499
paul@paulmatthewsarchitectural.co.uk
www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 – Company Registered in England and Wales


Project

Erection of Single Storey Side Extension & Erection of Ancillary Outbuilding (Permitted Development) at 115 Kaye Lane Almondbury Huddersfield HD5 8XT

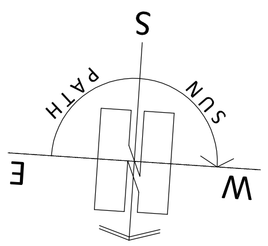
Client

Mr & Mrs S Foster

Drawing Title/Issue

Proposed Plans and Elevations

| scale | date | sheet size | dwg. no. |
|---|---|---|---|
| 1:100 | 07/2021 | A1 | 21/696/SC1/04E |





Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of works and architect to be notified of any discrepancies.

The copyright for these drawings remains the property of Paul MatthewsArchitectural Ltd. They must not be reproduced in any way without prior written consent from the originator (Paul MatthewsArchitecturalLtd).


1:100

