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 WITHIN/ON 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 WITHIN/ON 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.
DOES NOT COVER MORE THAN 50% of CURTILAGE

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

5. Materials to be similar 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 2.6M WIDTH, THE EXISTING ORIGINAL DWELLING HAS A FRONTAGE OF 5.4M

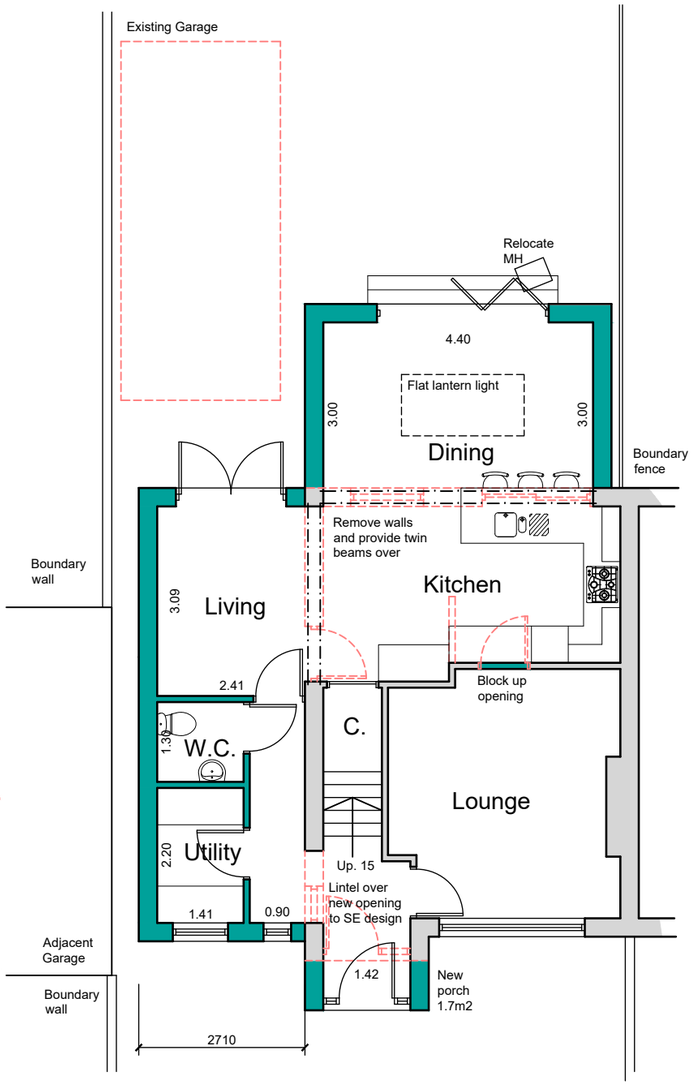
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
THE PROPOSED ROOF APEX DOES NOT EXCEED 3.2m ABOVE GL.
WIDTH COMPLIES (see above)

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 2.8M.

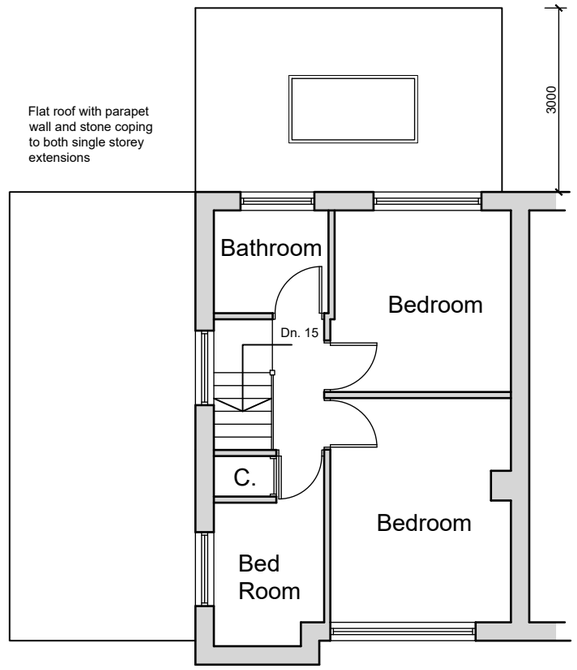
9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
THE REAR EXTENSION PROJECTS 1.8M FROM THE EXISTING REAR ELEVATION

10. Maximum height of a single-storey rear extension of 4m.
THE PROPOSED ROOF APEX DOES NOT EXCEED 3.2m ABOVE GL.

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.



Ground Floor Plan



First Floor Plan

1:100 0 2 4 6 8 10 m

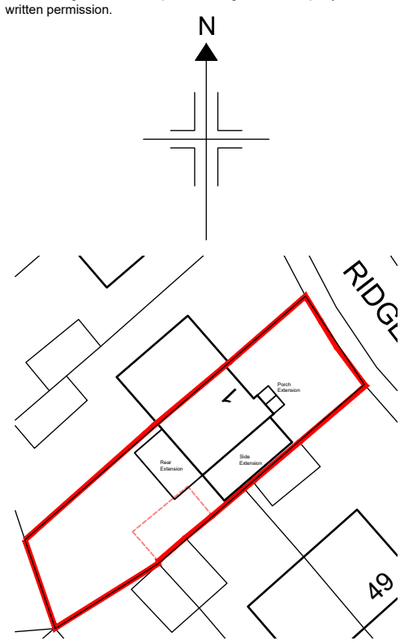
NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

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Block Plan - 1:500

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Revisions

P01	Preliminary Issue	23.06.22
P02	Client amendments	01.07.22
P03	Permitted Development scheme	17.11.22

Project:

Side & Rear Extensions

at 1 Ridge Way Drive
Birstall
Batley

for Mr. G. Dixon

Proposed Floor Plans

Purpose of issue: PLANNING

Drawn	DRH
Date	June 2022
Scales	1:100 @ A3
Drawing No.	22103 - 0201 - P03