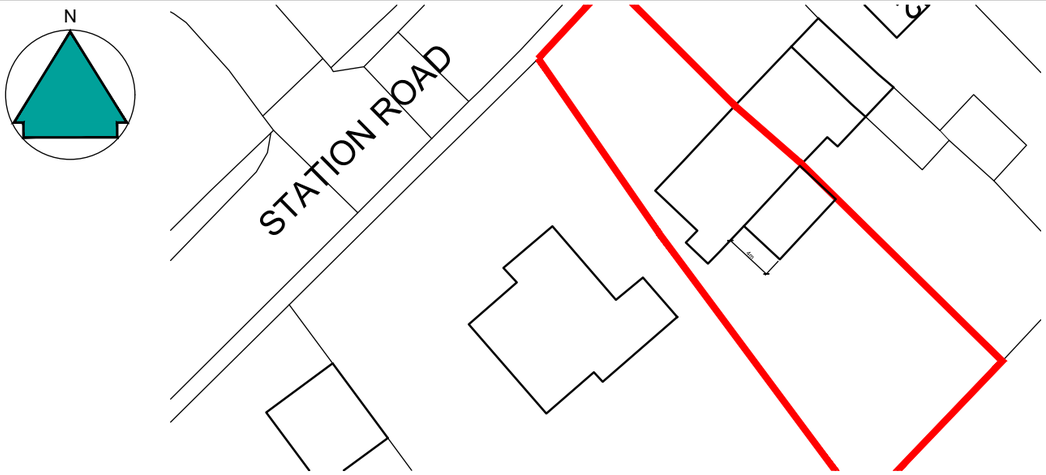
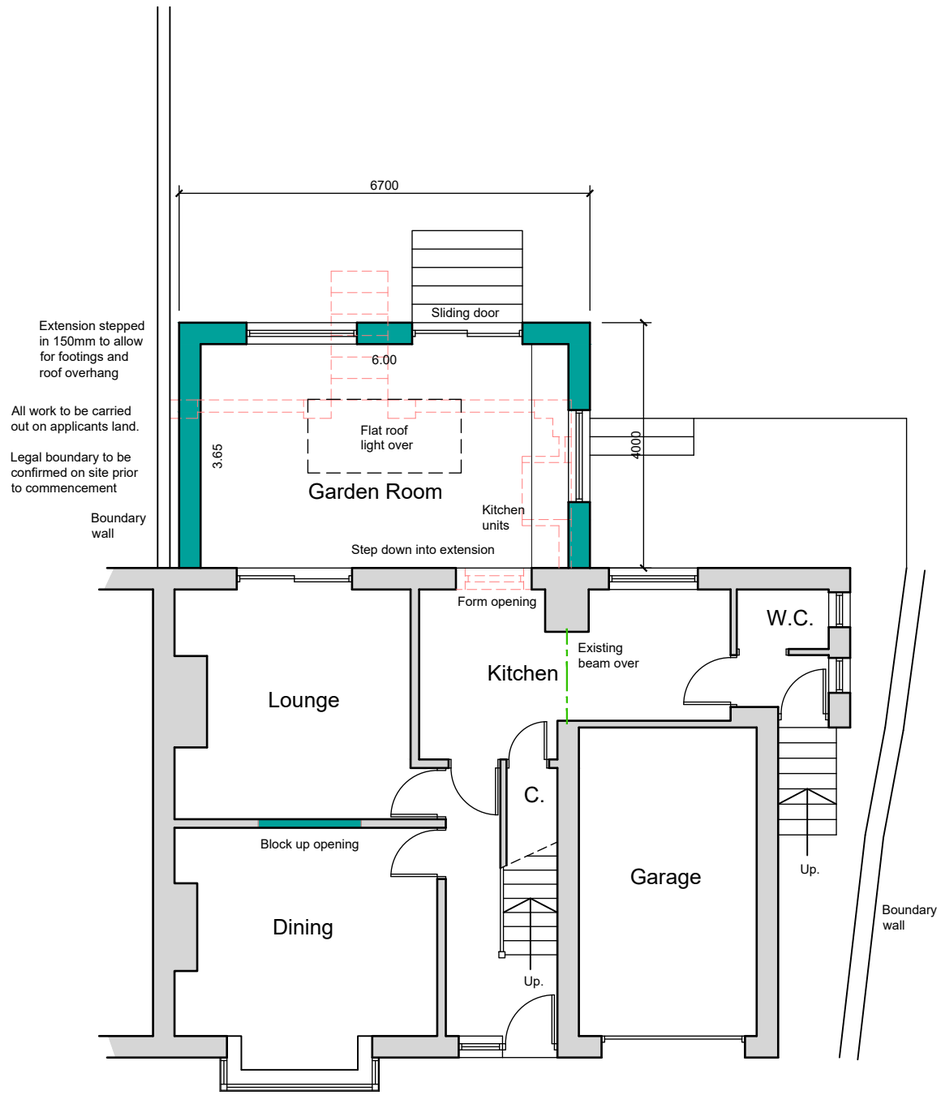
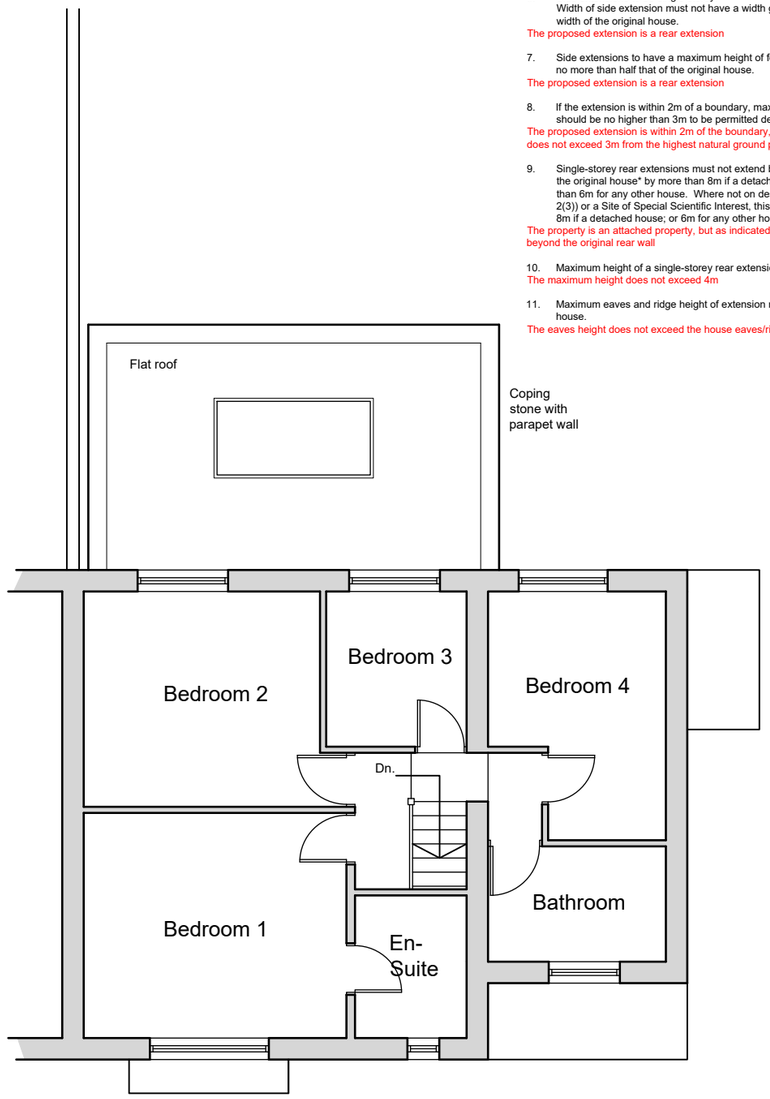


Block Plan - 1:500



Ground Floor Plan



First Floor Plan

Scale 1:100

0 1 2 3 4 5 10 15

Single-storey extension - GDPO (General Permitted Development Order)
An extension or addition to a house is considered to be permitted development, not requiring an application for planning permission, provided the following 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 on designated land and no proposal to clad the exterior.

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 on designated land, the proposal is for a single storey rear extension.

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.
The proposed extension and outbuildings does not exceed 50% of of the domestic curtilage.

4. No extension forward of the principal elevation or side elevation fronting a highway.
The proposed extension is a rear extension

5. Materials to be similar in appearance to the existing house.
Proposed materials replicate existing materials

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 proposed extension is a rear extension

7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
The proposed extension is a rear extension

8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
The proposed extension is within 2m of the boundary, the eaves height does not exceed 3m from the highest natural ground point.

9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 8m if a detached house; or more than 6m 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 property is an attached property, but as indicated only project 4m beyond the original rear wall

10. Maximum height of a single-storey rear extension of 4m.
The maximum height does not exceed 4m

11. Maximum eaves and ridge height of extension no higher than existing house.
The eaves height does not exceed the house eaves/ridge

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.

This drawing is not to be copied or divulged to a third party without written permission.

Heneghan ARCHITECTURE
enquiries@heneghanarchitecture.com
www.heneghanarchitecture.com

Revisions
P01 Preliminary Issue 08.06.23

Project:
Single Storey Rear Extension

at 48 Station Road
Honley
Holmfirth

for Mr & Mrs. Williams

Permitted Development
Proposed Plans and Block Plan

Purpose of issue: PLANNING

Drawn	DRH
Date	June 2023
Scales	1:100 @ A3
Drawing No.	2347 - 0401 - P01