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Brow Lane
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HD9 2RJ
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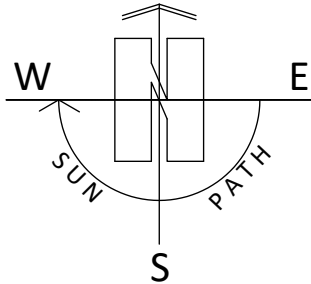
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Project
Erection of Extensions and Outbuilding to Dwelling at, Wall Nook Farm, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB
Client

Mr & Mrs T Utley

Drawing Title/Issue

Proposed Block Plan

scale 1:500 date 09/2024 sheet size A4 dwg. no. 24/1066/06

Side Extension

In assessing the proposal against this:
Development not permitted
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 G, M, MA, N, PA or Q of Part 3 of this Schedule (changes of use).
Comment: Permission has not been granted by any of the above.

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).
Comment: The total area collectively of the side extension and outbuilding would not exceed 50% of the total area of the curtilage of the dwellinghouse.

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.
Comment: The highest part of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse and to be within the maximum eave height requirement.

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.
Comment: The height of the eaves would not exceed the height of the eaves of the existing dwellinghouse and would also be within the 3m maximum eaves level requirement.

e) The enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;
Comment: The proposed extension is not attached to the principal elevation and does not extend beyond the principal elevation and therefore meets this requirement.

f) subject to paragraph (g), 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 dwelling, or
ii. 3 metres in the case of any other dwellinghouse.
Comment: The proposed extension is to the side of the original property, does not extend beyond the principal or rear elevation, is no more than 4m in height and 3m in eaves height and therefore meets this requirement.

g) For a dwelling 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.
Comment: The proposed extension is to the side of the original property, does not extend beyond the principal or rear elevation, is no more than 4m in height and 3m in eaves height and therefore meets this requirement.

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 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.
Comment: The proposed extension is to the side of the original property, does not extend beyond the principal or rear elevation, is no more than 4m in height and 3m in eaves height and therefore meets this requirement.

i) 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 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.
Comment: The proposed extension is to the side of the original property, does not extend beyond the principal or rear elevation, is no more than 4m in height and 3m in eaves height and therefore meets this requirement.

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; or
ii. Have a width greater than half the width of the original dwellinghouse.
Comment: The extension projects beyond a wall forming a side elevation but does not exceed 4 metres in height. The proposed extension is single storey and does not have a width greater than half that of the original dwellinghouse.

k) The extension projects beyond a wall forming a side elevation but does not exceed 4 metres in height. The proposed extension is single storey and does not have a width greater than half that of the original dwellinghouse.
Comment: The proposed side extension meets this requirement.

l) It would consist of or include
i. The construction or provision of a veranda, 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
Comment: N/A

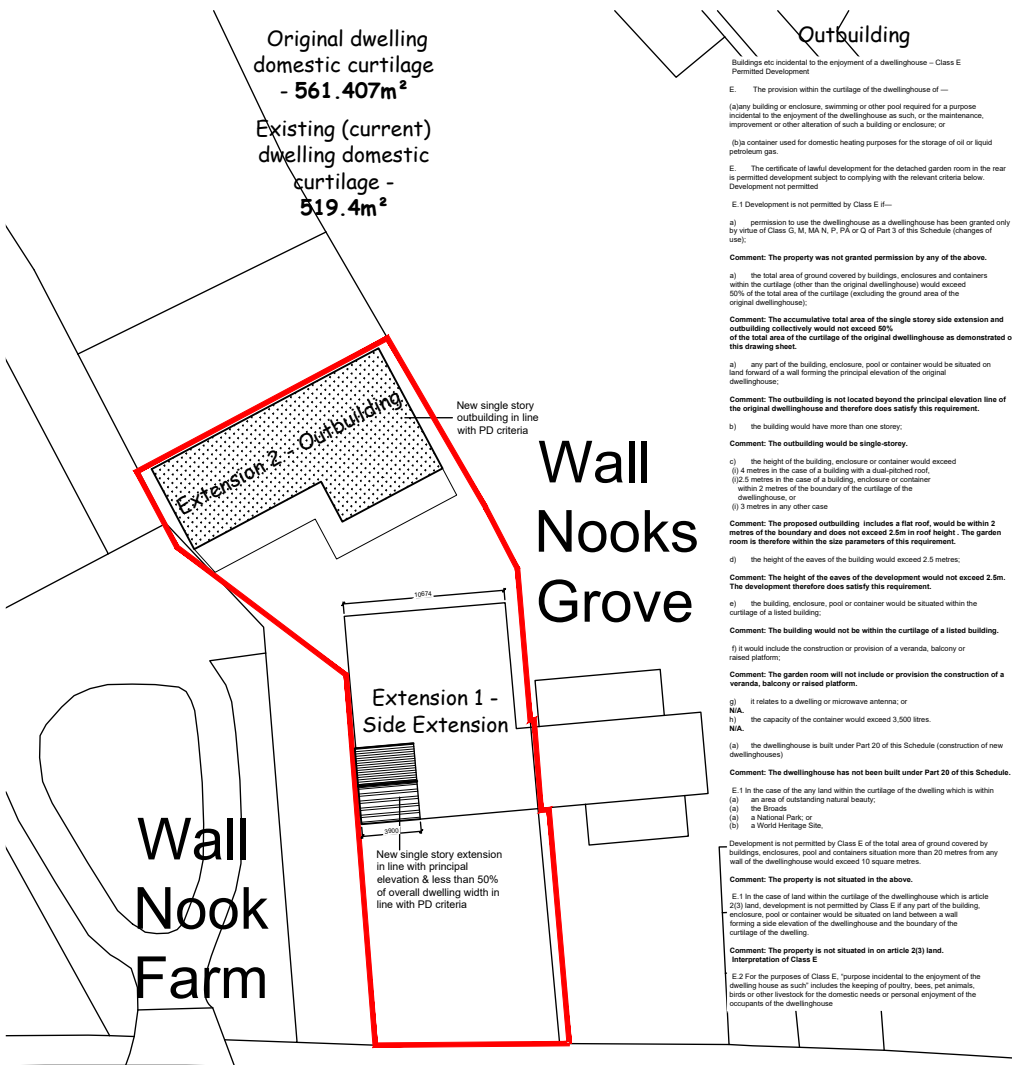
m) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
Comment: N/A

A.1 Development is not permitted by Class A if
Conditions:
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:
a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tile;
b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
Comment: The dwellinghouse is not on article 2(3) 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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and
c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, as far as practicable, be the same as the roof pitch of the original dwellinghouse.
Comment: The construction materials would be of a matching visual appearance to the existing dwellinghouse. As the proposal is for a single storey extension, no upper-floor windows in a wall or roof slope forming a side elevation are proposed.

Original dwelling domestic curtilage - 561.407m²

Existing (current) dwelling domestic curtilage - 519.4m²



Permitted Development allowance of area - 259.7m²

Extension 1 - 19.6m²
Outbuilding - 134m²

Total - 153.6.6m²

Outbuilding

Buildings etc incidental to the enjoyment of a dwellinghouse – Class E Permitted Development
E. The provision within the curtilage of the dwellinghouse of—
(a) 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; or
(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
E. The certificate of lawful development for the detached garden room in the rear is permitted development subject to complying with the relevant criteria below. Development not permitted.
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 G, M, MA, N, PA or Q of Part 3 of this Schedule (changes of use).
Comment: The property was not granted permission by any of the above.

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).
Comment: The accumulative total area of the single storey side extension and outbuilding collectively would not exceed 50% of the total area of the curtilage of the original dwellinghouse as demonstrated on this drawing sheet.

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.
Comment: The outbuilding is not located beyond the principal elevation line of the original dwellinghouse and therefore does satisfy this requirement.

d) the building would have more than one storey.
Comment: The outbuilding would be 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.
Comment: The proposed outbuilding includes a flat roof, would be within 2 metres of the boundary and does not exceed 2.5m in roof height. The garden room is therefore within the size parameters of this requirement.

f) the height of the eaves of the building would exceed 2.5 metres.
Comment: The height of the eaves of the development would not exceed 2.5m. The development therefore does satisfy this requirement.

g) the building, enclosure, pool or container would be situated within the curtilage of a listed building.
Comment: The building would not be within the curtilage of a listed building.

h) it would include the construction or provision of a veranda, balcony or raised platform.
Comment: The garden room will not include or provision the construction of a veranda, balcony or raised platform.

i) it relates to a dwelling or microwave antenna; or
N/A.
j) the capacity of the container would exceed 3,500 litres.
N/A.
k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
Comment: The dwellinghouse has not been built under Part 20 of this Schedule.

E.1 In the case of the any land within the curtilage of the dwelling which is within
(a) an area of outstanding natural beauty;
(b) the Broads;
(c) a National Park; or
(d) a World Heritage Site,
Development is not permitted by Class E. If the total area of ground covered by buildings, enclosures, pool and containers situation more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.
Comment: The property is not situated in the above.

E.1 In the case of land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwelling.
Comment: The property is not situated in article 2(3) land. Interpretation of Class E

E.2 For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse

