

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

3, ABBEY CLOSE, MIRFIELD, WF14 9QY, UNITED KINGDOM.

SUPPORTING STATEMENT.

INTRODUCTION

This statement is submitted in support of the application at 3, Abbey Close, Mirfield, for a Certificate of Lawfulness for a proposed single-storey rear extension to a detached dwelling. The proposals falls within the scope of permitted development rights.

PROPOSED DEVELOPMENT.

The proposed works involves the erection of a single-storey rear extension to a detached stone-built dwelling, with associated internal and external works. The proposed development will:

- Project 3 meters from the original rear wall of the dwelling, as marked on the drawings.
 - Top side of the EAVES is 3 meters in height.
 - Constructed using stone to match that of the existing house.
- Include side elevations windows, which are marked on the drawings as obscured. Any opening parts of the window will be above 1.7 meters from finished floor level.
 - Not include any balconies, raised platforms of verandas.
- Extension does not cover more than 50% of the original garden/curtilage.

ASSESSMENT AGAINST PERMITTED DEVELOPMENT CRITERIA.

The proposed works are considered to comply with the Permitted Development, because of the following:

- The extension is to the rear of the original dwelling.
- The dwelling is not located within a designated area, such as Conservation Area.
 - The dwelling has not lost its Permitted Development Rights.

- The total area of the ground covered by the extension will not exceed 50% of the curtilage of the original house.
- The extension does not exceed 4 meters in height, the EAVES is no more than 3 meters.
 - The proposed extension does not extend beyond 4 meters, the maximum allowed for detached houses, instead it projects out 3 meters.
 - External materials will match that of the existing dwelling – stone.
- Obscured, side elevation windows. If any parts of these windows are to be opened, the opening part will be 1.7 meters above finished floor level, in line with policy.

CONCLUSION.

Based on the above, the proposed extension satisfies the conditions set out by Permitted Development. It is respectfully requested that a Certificate of Lawfulness for Proposed Development be granted.

ORANGE.

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