

## COMPLIANCE STATEMENT

### Erection of Single Storey Extension at 1 Top of The Hill Brickfield, Thurstonland

We propose that the development qualifies as permitted development under Class A of the GPDO.

The existing house is located off Thurstonland Bank Road, with an outbuilding in front of the main house. Our proposal is to extend on the side elevation of the existing house, and this document is to justify that it complies with permitted development guidelines.

**We demonstrate herein that the extension:**

- Does not front a highway
- Remains within the residential curtilage
- Complies with all relevant dimensional and design criteria
- Does not impact residential amenity or highway safety



This image is of the front elevation of the existing house; it is facing the private road coming down past the existing house.

The existing dwelling is set back significantly from the public highway—approximately 48 metres—and is accessed via a private driveway.

A substantial outbuilding is positioned forward of the main dwelling, directly between the highway and the proposed extension site. Additionally, dense boundary vegetation further obscures visibility from the highway.



The orientation of the dwelling places its principal elevation facing the private drive, while the proposed extension will be situated on the side elevation—which, although technically aligned with the direction of the highway, is not visually or functionally connected to it.



This is an image of the highway that is fronting the existing property, it is showing that, due to the outhouse and bushes, you cannot see much of that side elevation, indicating that to put a single storey side extension onto this elevation, it would not be visible and would not impact from the highway. Ensuring that the proposed work wouldn't encroach on the operation or safety of the highway itself and it negates the fronting status of the highway.

With the guidelines stating that the development must not exceed: 6 meters from the rear wall of the existing house, the height must be no bigger than 4 meters and the width must not exceed 50% of the existing house width, we can demonstrate clearly with the supporting images that our proposal will comply within these guidelines and not exceed the expectations.

## Compliance

### A. Orientation in Relation to the Highway – A.1(c)

The GPDO restricts extensions that would be forward of a principal elevation and front a highway.

- The side elevation does not constitute the principal elevation, which clearly faces the private driveway.
- Due to the substantial screening, outbuilding, and setback, the extension does not front the highway in any meaningful planning sense.
- The separation distance of 48m, combined with the lack of visibility from the public realm, removes any material planning concern regarding highway impact.

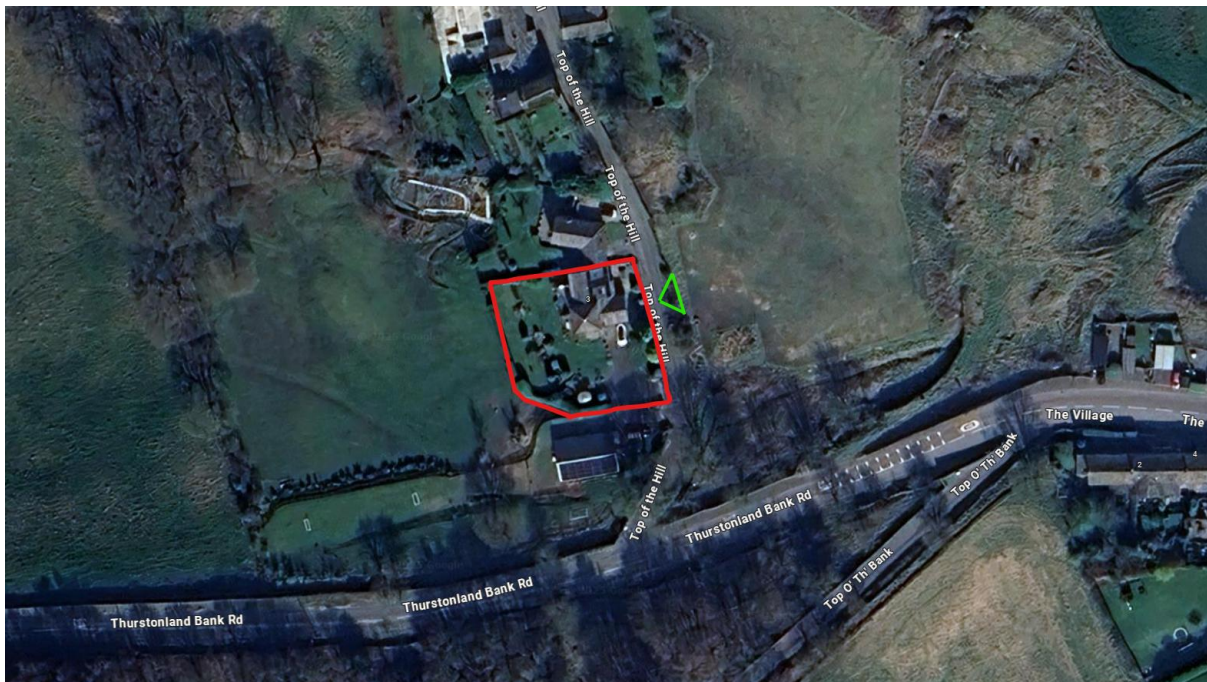
### B. Dimensional Criteria – A.1(e), A.1(f), A.1(g)

The proposed extension adheres to the following criteria:

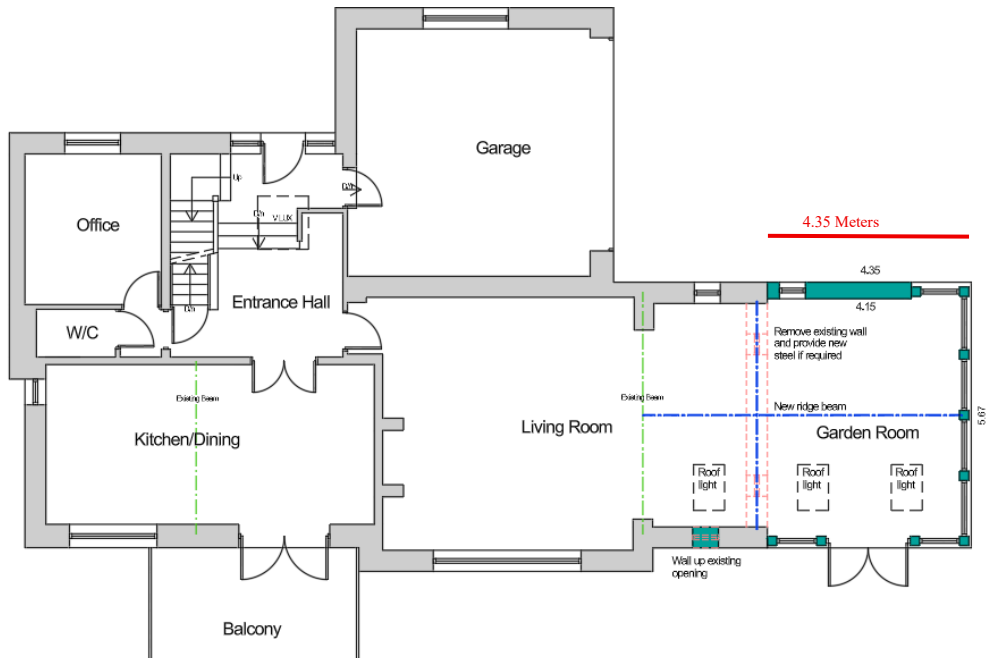
- Height: Less than 4 metres to the highest point
- Width: Does not exceed 50% of the width of the original dwelling
- Depth: Maintains a form appropriate to a single storey side addition

### C. Design and Materials – A.3(a)

The extension will be constructed using materials that match those of the existing dwelling, maintaining consistency in appearance and ensuring design integration.



**Above:** The site is outlined in red with the principle elevation indicated by the green arrow



This image of our proposal, demonstrates that the height of the single storey extension, does not exceed 4 meters, which is stated under permitted development guidelines.



(Photo of side elevation)

The image above is demonstrating the full side elevation of the existing house, in which we are proposing our single storey extension, you can see that it would fit within the guidelines, and we will comply with matching the materials for the new extension. This would also include the fact there are no primary windows within this elevation, as it is not the principal elevation on the house. There is no part of the proposal that extends onto, over or in immediate proximity to the highway boundary. The siting ensures that the proposal maintains a relationship to the existing dwelling and doesn't overlook or lose the amenity for any neighbouring properties. Due to the neighbouring properties being behind the existing property, they will not be impacted.

The extension is on the side elevation, facing an area screened by the outbuilding and vegetation. The nearest neighbouring dwellings are located behind the property, with no direct line of sight. There are no primary windows on the extension facing neighbouring boundaries, thereby avoiding any loss of privacy, overshadowing, or overbearing effects.

The proposal is well within the residential curtilage and does not encroach upon any visibility splays, access points, or pedestrian/public routes. There is no impact on traffic movement or safety.

## Conclusion

As the property is some distance away from the highway and the proposed works are fully within the residential curtilage, the development poses no impact on visibility splays, traffic movement, or pedestrian safety.

Furthermore, the development will remain subordinate to the existing dwelling and will not adversely affect the character of the area or neighbouring amenity. With the guidelines having been considered, the elevations of the property do not oppose the highway in any shape, as the front elevation is facing the private drive, and the side elevation is facing the highway, but is over 48 meters away from it and has an outbuilding, that is shielding the property from the highway if you are looking down onto the property. Accordingly, the proposal meets the criteria for permitted development, and we respectfully request that the application be acknowledged as compliant with the GPDO.

The proposed single storey side extension:

- Is located on a non-principal elevation
- Does not front a highway, with a separation distance of 48 metres and substantial screening
- Fully complies with dimensional, material, and siting criteria under Class A of the GPDO
- Maintains the amenity of neighbouring properties
- Preserves highway safety and the character of the area

Accordingly, we assert that the proposed development constitutes permitted development and respectfully request that the application be acknowledged as compliant with the GPDO.

Yours faithfully,

Ciara Duffin