

COMPLIANCE STATEMENT

Erection to two storey rear extension to 15 Woodkirk Gardens

This statement accompanies an application for a Lawful Development Certificate relating to a two-storey rear extension at 15 Woodkirk Gardens, Dewsbury. The purpose of the document is to set out clearly and concisely why the proposed work falls within permitted development rights granted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The property is a two-storey semi-detached dwelling within a residential area. It retains its full permitted development rights and is not located within Article 2(3) land, a conservation area, or subject to any Article 4 Direction that would remove or restrict those rights. The proposal has been designed from the outset to remain strictly within the limitations and conditions of Class A, with particular attention paid to projection, height, materials and the relationship with neighbouring boundaries.

The extension is positioned entirely to the rear of the house and projects three metres from the original rear wall, which is the maximum allowable distance for a two-storey rear extension under Class A. It remains well in excess of seven metres from the rear boundary opposite the rear wall, ensuring compliance with the relevant setback requirement. The height of the extension has been matched to the existing dwelling so that both the ridge and eaves remain no higher than the corresponding elements of the main house. The roof pitch of the extension also matches the existing roof, maintaining consistency in form and appearance.

The scheme does not introduce any upper-floor windows facing the side boundaries. All first-floor windows are positioned on the rear elevation only, avoiding any requirement for obscure glazing under the permitted development rules. No balconies, verandas or raised platforms form part of the proposal, and ground levels are unchanged.

External materials have been selected to match or closely mirror those used on the existing property. Brickwork, roof tiles and openings have all been considered to ensure a cohesive and sympathetic extension that sits comfortably within its context. The works will not result in more than fifty per cent of the curtilage being covered by buildings, and the proposal does not include any form of cladding restricted under the regulations.

In preparing the design, care has been taken to consider the scale of surrounding properties and to avoid any unnecessary impact on neighbouring amenity. The proposal effectively provides modest additional living space while maintaining the character of the host dwelling and the surrounding streetscape.

For the reasons outlined above, the proposed extension satisfies all relevant criteria under Class A of the GPDO. It does not require planning permission and should be confirmed as lawful through the issuing of a Lawful Development Certificate.

Yours faithfully,

Dan Heneghan