

H E N E G H A N A R C H I T E C T U R E

Permitted Development Compliance Checklist – Two-Storey Rear Extension

Based on Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

1. General Eligibility

- ✓ Dwellinghouse was not created by permitted development under Classes M, N, P, PA, or Q of Part 3.
- ✓ Total area of ground covered by buildings (including proposed extension) does not exceed 50% of the curtilage of the original house.
- ✓ Extension is not forward of the principal elevation or a side elevation fronting a highway.
- ✓ External materials are of similar appearance to those used on the existing dwelling.

2. Storey and Height Limits

- ✓ Maximum height of the extension does not exceed the highest part of the existing roof.
- ✓ Eaves height of the extension does not exceed the eaves height of the existing house.
- ✓ If within two meters of a boundary, the eaves height does not exceed three meters.

3. Projection and Set-Back

- ✓ The two-story rear extension does not extend beyond the rear wall of the original house by more than three meters.
- ✓ The extension (of more than one storey) is at least seven meters from the rear boundary opposite the rear wall.
- ✓ The roof pitch of the extension matches the existing roof as far as practicable.

4. Windows, Balconies, and Amenity

- ✓ Any upper-floor windows on a side elevation are obscure-glazed and non-opening below 1.7 metres from the floor.
- ✓ No balcony, veranda, or raised platform is included.

5. Designated Land / Restrictions

- ✓ The property is not on Article 2(3) land (Conservation Area, AONB, National Park, Broads, or World Heritage Site).
- ✓ The dwellinghouse is not listed.
- ✓ Permitted development rights have not been removed by condition or Article 4 direction.