

Permitted Development Supporting Statement

Property: 85 Combs Road, Dewsbury, WF12 0LD

Applicant: Mr Saqib Akram (owner)

This application is made under Section 192 of the Town and Country Planning Act 1990 for a Lawful Development Certificate (Proposed).

The proposed development comprises a two-storey rear extension to an existing detached dwellinghouse. The proposal has been assessed against the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The property is a detached dwellinghouse and is not located within a conservation area, is not subject to an Article 4 Direction, and retains its full permitted development rights.

The proposed rear extension would project approximately 3.0 metres from the rear wall of the original dwellinghouse, as shown on the submitted drawings and block plan.

The extension would be located no less than approximately 7.0 metres from the rear boundary at its closest point (and approximately 7.19 metres at its furthest point), ensuring compliance with the height limitations set out within Class A.1(i).

The eaves height of the extension would remain below 3.0 metres, and the overall height would not exceed the height of the existing dwellinghouse, in accordance with Class A.1 and A.3 limitations. The proposed development would not result in development exceeding 50% of the curtilage of the original dwellinghouse, and materials used in the construction of the extension would be similar in appearance to the existing dwellinghouse, as required by Class A.3(a).

The development would remain within the curtilage of the dwellinghouse and would not extend beyond any wall forming a principal elevation fronting a highway, thereby satisfying the relevant conditions of Class A permitted development. The proposed extension also incorporates an accessible ground floor bedroom and bathroom designed to comply with Part M accessibility principles, improving long-term mobility and usability within the home.

Having regard to the above, the proposed development complies with the limitations and conditions of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended).

Accordingly, the development constitutes permitted development, and this application seeks formal confirmation of its lawfulness through the issue of a Lawful Development Certificate.