

LDC Justification Note

Proposed Development

Demolition of existing conservatory and erection of a single-storey rear extension to an existing dwellinghouse.

Site and Property Description

The application property is an existing semi-detached dwellinghouse (Use Class C3) situated within an established residential area. The property benefits from permitted development rights and is not a listed building, located within a Conservation Area, or subject to any known planning restrictions that would remove permitted development rights.

The proposal relates solely to the alteration and extension of the existing dwellinghouse and does not involve any change of use.

Description of Proposed Works

The proposed development comprises the demolition of the existing conservatory and the construction of a single-storey rear extension. The extension will provide additional kitchen, dining and family living accommodation to better meet the needs of the occupants.

The extension is proposed with a flat roof incorporating rooflights and will be finished in materials that match or closely resemble those of the existing dwelling, including rendered external walls and white uPVC windows and doors. The proposal also includes associated internal alterations to create an improved open-plan layout.

No balconies, verandas or raised platforms are proposed.

Permitted Development Assessment

The proposed development falls within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The extension has been designed to comply with the relevant limitations and conditions of Class A, including:

- The development is located to the rear of the existing dwellinghouse.
- The extension is single storey in form.
- The proposed depth of the extension does not exceed the maximum allowance for a semi-detached dwellinghouse under permitted development legislation.
- The height of the extension remains within the permitted limits.
- The development does not extend beyond a side elevation fronting a highway.
- External materials will be of a similar appearance to those used in the construction of the existing dwellinghouse.

- The proposal will not result in more than 50% coverage of the curtilage by buildings.
- No balconies, verandas or raised platforms are proposed.

Conclusion

The proposed development constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal complies with the relevant limitations and conditions of the Order and therefore planning permission is not required.

Accordingly, a Lawful Development Certificate is sought to formally confirm the lawfulness of the proposed development.