



Planning Statement

The following planning statement is prepared by Fern Architect on behalf of the applicant, Luciana Todde-Wilson in support of a Lawful Development Certificate application for a single storey side extension.

Summary

The proposed extension is a single storey development to a dwellinghouse for domestic usage. It replaces an existing attached garage.

The proposal meets the requirements for Class A Permitted Development as explored in this statement.

Appraisal

The General Permitted Development Order Class A is for enlargement, improvement or other alterations of a dwellinghouse. The order states that development is not permitted by Class A where:

- Permission to use the dwelling as a dwellinghouse is granted by other Permitted Development rights;
- The resulting development (including other developments) would exceed 50% of the total area of the curtilage (minus original house);
- The overall height would exceed the highest part of the original house, and 4m where development is within 2m of a boundary;
- The height of the eaves would exceed the height of the original house eaves, and 3m where development is within 3m of a boundary;
- Development would be forward of a wall forming the principal elevation, and/or fronting a highway;
- Development would project beyond the rear wall by more than 4m (to a detached dwelling) or 3m (to any other dwelling);
- It would comprise more than 1 storey and would project to the rear by more than 3m, and be within 7m of an opposite boundary;
- It would have more than 1 storey and be to a side elevation;
- Development would be to the side of the dwelling and have a width greater than half the width of the original building; and
- It would consist of a balcony, veranda or raised platform; a microwave antenna, a chimney, flue or soil and vent pipe; or alterations to the roof of the original dwelling.

For Article 2(3) land, additional restrictions apply, however the application site is not within this designation.

A.3 subjects additional conditions which include:

- Materials (except in the construction of a conservatory) must be of a similar appearance to the original dwelling;
- Upper-floor windows in a side elevation must be obscured glazing, and non-opening below 1.7m; and
- Where more than single storey, the roof pitch must as far as practicable be the same as the original dwelling.

These restrictions and conditions shall be explored below:

- The original dwelling was originally built as a dwelling and this use is not granted by any other Permitted Development rights.
- The curtilage minus the footprint of the original building is approximately 425m². The existing site includes an existing Conservatory extension of 7m². The proposed extension has a footprint of 18m². The combined development area of the proposal and conservatory would represent a 5-6% coverage of the curtilage, so is significantly below the 50% allowance.
- The proposed highest point of the side extension is 3.56m, less than the 4m maximum.
- The proposed eaves height of the side extension is 2.59m, less than the 3m maximum.
- The proposed extension would not project forward of the front principal elevation that fronts the highway.
- It would not include a rear projection.
- The proposal is single storey side extension.
- The original dwelling has a width of 5.94m, with the proposal being 2.71m. This is a width of 45.6% of the original.
- No balconies, verandas or other restricted development items are proposed.



Planning Statement

- External walls would be clad in a render to match the original dwelling, with roof tiles to visually match those of the original roof.
- There are no side facing, first floor windows proposed, with only a single ground floor window. This is to be obscured glazing.

Conclusion

Based on the above appraisal, it is evidenced that the proposal meets the strict requirements of the GPDO Class A, and we therefore respectfully request that this Lawful Development Certificate application be granted.