

Rear Extension (Permitted Development)

In respecting the proposal against this:

- Development not permitted
- A3 Development is not permitted by Class A.1—
- a) permission to use the dwellinghouse as a dwellinghouse has been granted any by virtue of Class G, M, U4A N, P, Pa or Q of Part 3 of this Schedule (Paragraphs 9 to 9a).

Comment: Permission has not been granted by any of the above.

- b) as a result of the works, the total area of ground covered by building within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeds the area of the original dwellinghouse and the curtilage (excluding the ground area of the original dwellinghouse);

Comment: The total area of the rear extension would not exceed 50% of the total area of the curtilage of the dwellinghouse.

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Comment: The highest part of the roof of the existing dwellinghouse

Comment: The highest part of the roof of the existing dwellinghouse

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

Comment: The height of the eaves would not exceed the height of the eaves of the existing dwellinghouse and would also be within the 3m maximum eaves level requirement.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which

forms the principal elevation of the original dwellinghouse;

- f) from a highway and form a side elevation of the original dwellinghouse;

Comment: The proposed extension does not extend beyond the principal elevation as shown on the adjacent site plan and therefore meets this requirement.

- g) subject to paragraph (i), the enlarged part of the dwellinghouse would have a single storey and the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwelling; or

- h) 3 metres in the case of any other dwellinghouse;

- i) Exceed 4 metres in height;

Comment: The proposed extension is to be rear of the property, does not extend beyond the principal or rear elevation more than 3m, is no more than 3m in height (2.9m and 3m increases height and therefore meets this requirement).

- j) For a dwelling not on article 2(3) (land on a site of special scientific interest) or article 2(4) (land on a site of special scientific interest);

- k) Exceed beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse;

- l) Exceed 4 metres in height;

Comment: The dwelling is not on article 2(3) land (Designated Area) therefore, the proposed extension is to be rear of the property. The proposed extension is from the original rear wall of the dwelling and has a maximum roof height of 3m in line with requirements of proposals with Article 2(3) land.

- m) The enlarged part of the dwellinghouse would have more than a single storey and

- n) the enlarged part of the dwellinghouse by more than 3 metres or opposite the rear wall of the dwellinghouse

- o) By within 3 metres of any boundary of the curtilage of the dwellinghouse

Comment: The extension would not have more than a single storey.

Comment: The extension would not have more than a single storey. The boundary of the boundary of the curtilage of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the roof of the enlarged part would exceed 3 metres.

Comment: The extension is within 2 metres of the boundary of the curtilage of the dwellinghouse but the eaves of the extension would measure more than 3 metres when taken from ground level as shown by the existing and proposed plans.

- a) The enlarged part of the dwellinghouse would extend beyond a wall forming an elevation of the original dwellinghouse; and would

- b) Exceed 4 metres in height;

- c) Have more than a single storey; or

- d) Have a sloping part which is the wall of the original dwellinghouse

Comment: The extension would extend beyond a wall forming a new elevation but does not exceed 3 metres in height.

- a) any 2nd enlargement (being the enlarged part together with any existing or proposed enlargement) of the dwellinghouse would exceed the height of the roof of the original dwellinghouse by more than 3 metres or would exceed the limits set out in sub-paragraphs (b) to (i)

Comment: The proposed rear extension meets this requirement.

- i) It would consist of or include a veranda, balcony or raised platform

- j) The installation, alteration or replacement of a microwave antenna, or

- k) The installation, alteration or replacement of a chimney, flue or soil and

- l) An alteration to any part of the roof of the dwellinghouse

Comment: NA

the dwellinghouse is built under Part 3D of the Schedule (construction of new dwellinghouses).

Comment: NA

- A.1 Development is not permitted by Class A if

- a) the development of a dwellinghouse on article 2(3) land (development is not permitted by Class A.1);

- b) it would consist of or include the curtilage of any part of the exterior of the dwellinghouse which is not within the curtilage of the original dwellinghouse; or

- c) the enlarged part of the dwellinghouse would extend beyond a wall forming an elevation of the original dwellinghouse; and would

- d) Exceed 4 metres in height;

- e) Have more than a single storey; or

- f) Have a sloping part which is the wall of the original dwellinghouse

Comment: The dwellinghouse is not on article 2(3) land, however as indicated on the adjacent proposed drawings, the design meets all criteria required for proposals within a Conservation Area (Article 2(3) land).

Comment: The dwellinghouse is not on article 2(3) land, however as indicated on the adjacent proposed drawings, the design meets all criteria required for proposals within a Conservation Area (Article 2(3) land).

- A.3 Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of the exterior of the existing dwellinghouse);

- b) any type of window located in a wall or roof slope forming a side elevation must be—

- i) obscure-glazed and

- ii) non-operating unless the part of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

- iii) when the enlarged part of the dwellinghouse has more than a single storey as the roof part of the enlarged part must, as far as practicable, be the original dwellinghouse.

Comment: The construction materials would be of a matching visual appearance to the existing dwellinghouse. As the proposal is for a single story rear extension, no upper floor windows in a wall or roof slope forming a side elevation are proposed.



1:500

Project
Removal of Conservatory and Erection of
Replacement Single Storey Rear Extension at 78,
Moor Lane, Netherton, HD4 7JB.
Client
Mr R Healey
Drawing Title/Issue
Proposed Block Plan

scale date sheet size dwg. no.
1:500 06/2026 A4 26-005-05