
Evidence to verify application

Ground Floor side
extensions

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INTRODUCTION

This is a proposed certificate of lawfulness application for a side infill extension to a residential dwelling. Please find enclosed:

- ! 1:1250 Location plan.
- ! Existing plans and elevations.
- ! Proposed plans and elevations.
- ! Certificate of lawfulness application form.

SUPPORTING CERTIFICATE OF LAWFULNESS STATEMENT

The property is a typical detached dwelling located on Felpham Way. The property is set over two floors with a reasonably big plot of land. The site is not located in a conservation area.

The proposal is for additional floor space to the side of the existing property. The extension will be set at under half the width of the original property, under 4 meters in total height and the eaves are below the 3 meter height restriction when within 2 meters of a boundary.

COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

It is considered the proposed extension would comply with Class A of the town and country planning (general permitted development) order 2008 as;
All works would be within the curtilage of the dwellinghouse.

A.1

- (a) The New addition will not exceed 50% of the total area of the curtilage.
- (b) No part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.
- (C) No part 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.
- (D) The enlarged part of the dwelling house would not extend beyond a wall which
 - (I) Fronts a highway, and
 - (II) Forms either the principal elevation or a side elevation of the original dwellinghouse.
- (E) The enlarged part of the house would only have a single storey and not-
 - (I) Extend beyond the original dwellinghouse by more than 4 meters in the case of a detached house, or 3 meters in the case of any other dwellinghouse.
 - (II) Exceed 4 meters in height.
- (F) N/A
- (G) The enlarged part of the dwellinghouse would be within 2 meters of the boundary and the height of the eaves does not exceed 3 meters.
- (H) The enlarged part of the house does not extend beyond a wall forming a side elevation of the original dwellinghouse. And would;
 - (I) Exceed 4 meters in height.
 - (ii) have more than one storey.

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(iii) have a width greater than half the width of the original dwellinghouse.

(l) It does not consist of

(l) The construction or provision of a veranda, balcony or raised platform,

(ii) The installation, alteration or replacement of a microwave

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(lv) an alteration to any part of the roof of the dwellinghouse.

A.3

(A) The materials used in the exterior work shall be similar in appearance to those used in the construction of the existing dwellinghouse.

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