



Hull  
City Council

FILED  
COPY

Mike Warrington  
38 Green Island  
Kingston Upon Hull  
HU11 4EP

Your Ref:  
My Ref: DM/PD/20/01533/PD  
Contact: [REDACTED]  
Tel: 01482 612734  
Fax: [REDACTED]  
Email: [REDACTED]  
Textphone: 01482 300 349  
Date: 17<sup>th</sup> December 2020

Dear Mr Warrington,

**Proposal: Erection of a Side /rear Extension (6.3m long x 2.2m wide x 3.4m high)**  
**Address : 38 Green Island**

Thank you for your enquiry received in this office on 10<sup>th</sup> December, 2020.

**Town & Country Planning (General Permitted Development) (England) Order 2015.**

Providing that the property is in use as a dwelling house, the works specified would be Permitted Development under the provisions of the above Order.

An application for Planning Permission is not therefore required.

**The Building Regulations 2010**

Building Regulation approval is required for the building work proposed in this instance. An application for Building Regulation approval is therefore required. Hull Building Control can be contacted by Telephone: (01482) 612326, Fax: (01482) 612310, Email: [hull.building.control@hulcc.gov.uk](mailto:hull.building.control@hulcc.gov.uk)

This guidance is given on the basis of the circumstances and information known to the Council at the present time. Unless you intend to start work in the immediate future, it would be advisable to check with the above offices before starting work, as the legislation changes from time to time. This letter relates to the need for Planning Permission and Building Regulations only and does not convey any other rights to carry out the works

Yours sincerely,

[REDACTED]  
**Chris Peach**  
**Principal Planning Officer**



Planning Development Control, Hull City Council,  
2<sup>nd</sup> Floor, Guildhall, Alfred Gelder Street, Hull, HU1 2AA

[www.hulcc.gov.uk](http://www.hulcc.gov.uk)

**Tel: 01482 300 300**



Planner Name EMILY PEACH

**PERMITTED DEVELOPMENT/BUILDING REGULATIONS ENQUIRY FORM**

No. 20/01533/PI

**Property Details**

Address: 38 GARDEN ISLAND

Type of Property: Detached/Semi/Terraced/Flat/Shop/Office/Factory/Other.....

Conservation Area? No  Yes

Name:.....

Cubic Allowance (for roof space):  N/A  40m  50m  70m

**Proposed Works**

Description	Length	Width	Single Storey/2 Storey	Eaves Height	Max.Ht	Front	Rear	Side
SIDE / REAR EXT	6.3	2.2	S/S	2.3	3.4		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**DECISION**

Permitted Development? YES NO

Reasons for Decision:

Class A1: alteration/extension to house YES/NO

(a) 50% of curtilage remaining? YES/NO/na - pd/not pd

(b) exceeds highest part of roof? YES/NO/na - pd/not pd

(c) eaves higher than eaves? YES/NO/na - pd/not pd

(d) extends beyond wall which fronts highway and is principal or side elevation? YES/NO/na - pd/not pd

(e) single storey:

- extends beyond the rear of the original house by more than 4m on detached property? YES/NO/na - pd/not pd

- extends beyond the rear of the original house by more than 4m but less than 8m on detached property? YES/NO/na - pd/not pd - if yes **prior approval procedure** (until 30/5/19)

- extends beyond the rear of the original house by more than 3m on semi-detached or terraced property? YES/NO/na - pd/not pd

- extends beyond the rear of the original house by more than 3m but less than 6m on semi-detached or terraced property? YES/NO/na - pd/not pd - if yes **prior approval procedure** (until 30/5/19)

- more than 4m high? YES/NO/na - pd/not pd

(f) more than one storey:

- extends beyond rear wall by more than 3m? YES/NO/na - pd/not pd

- within 7m of boundary opposite rear wall of house? YES/NO/na – pd/not pd

(g) within 2m of boundary and eaves over 3m? YES/NO/na – pd/not pd

(h) extend beyond side elevation and

- exceed 4m high? YES/NO/na – pd/not pd

- more than one storey? YES/NO/na – pd/not pd

- greater than half width of original dwelling? YES/NO/na – pd/not pd

(i) - veranda/balcony? YES/NO/na – not pd

raised platform? YES/NO/na - less than 300mm above ground? Pd/not pd

- antenna? YES/NO/na – not pd under this class

- works to chimney or flue? YES/NO/na – not pd under this class

- alteration to roof (see below) YES/NO/na – not pd under this class

#### Sites in conservation areas:

(a) cladding of exterior? YES/NO/na – pd/not pd

(b) extend beyond any side elevation? YES/NO/na – pd/not pd

(c) greater than one storey, and at rear? YES/NO/na – pd/not pd

#### Conditions:

(a) similar materials? YES/NO/na – pd/not pd

(b) upper floor window in side? YES/NO

Obscure glazed/non-opening/opening parts 1.7m above floor? YES/NO/na – pd/not pd

(c) greater than one storey: same roof pitch (as far as practicable)? YES/NO/na – pd/not pd

#### Class B1: enlargement by alterations to roof YES/NO

(a) exceeds highest part of roof? YES/NO/na – pd/not pd

(b) beyond plane of roof slope which fronts highway and is principal elevation? YES/NO/na – pd/not pd

(c) more than 40 cu m (terrace house) YES/NO/na – pd/not pd

More than 50 cu m (otherwise) YES/NO/na – pd/not pd

(d) - veranda/balcony/raised platform? YES/NO/na – not pd under this class

- works to chimney or flue? YES/NO/na – not pd under this class

(e) in conservation area? YES (not pd) /NO

#### Conditions

(a) similar materials? YES/NO/na – pd/not pd

(b) greater than 20cm from eaves (as far as practicable)? YES/NO/na – pd/not pd

(c) upper floor window in side? YES/NO

Obscure glazed/non-opening/opening parts 1.7m above floor? YES/NO/na – pd/not pd

#### Class C any other alterations to roof YES/NO

(a) greater than 150mm projection? YES/NO/na – pd/not pd

(b) higher than original roof? YES/NO/na – pd/not pd

(c) - works to chimney or flue? YES/NO/na – not pd under this class

- solar panels? YES/NO/na – not pd under this class

#### Conditions

(a) upper floor window in side? YES/NO

Obscure glazed/non-opening/opening parts 1.7m above floor? YES/NO/na – pd/not pd

#### Class D Porch YES/NO

- outside any external door? YES/NO/na – pd/not pd

(a) greater than 3 sq m? YES/NO/na – pd/not pd

(b) greater than 3m high YES/NO/na – pd/not pd

(c) less than 2m from boundary with highway? YES/NO/na – pd/not pd

#### Class E Development in curtilage YES/NO

(a) 50% of curtilage remaining? YES/NO/na – pd/not pd

(b) extends beyond wall which is principal elevation? YES/NO/na – pd/not pd

(c) greater than one storey YES/NO/na – pd/not pd

(d) - dual pitched roof and greater than 4m high YES/NO/na – pd/not pd

- less than 2m from boundary and greater than 2.5m high? YES/NO/na – pd/not pd

- greater than 3m high otherwise YES/NO/na – pd/not pd

(e) eaves more than 2.5m high? YES/NO/na – pd/not pd

(f) listed building? YES/NO/na – pd/not pd

(i) - veranda/balcony? YES/NO/na – not pd

raised platform? YES/NO/na - less than 300mm above ground? Pd/not pd

(h) - new dwelling YES/NO/na – pd/not pd

- microwave antenna YES/NO/na – not pd under this class

(i) oil/gas container exceeding 3,500 litres? YES/NO/na – pd/not pd

#### Sites in conservation areas:

E3: between any side elevation and boundary? YES/NO/na – pd/not pd

#### Class F: Hard surfaces YES/NO

- between principal elevation and highway and greater than 5 sq m? YES/NO?

- if YES, porous/drainage to porous area in curtilage? YES/NO/na – pd/not pd

#### Class G: chimney, flue, sojl or vent pipe YES/NO?

(a) greater than 1m higher than roof? YES/NO/na – pd/not pd

(b) on wall or roof slope in conservation area fronting highway and a principal or side elevation?  
YES/NO/na – pd/not pd

#### Class H microwave antenna YES/NO?

(a) - results in more than 2 antennas? YES/NO/na – pd/not pd

- greater than 100cm in length? YES/NO/na – pd/not pd

