

Mr N Tingay
30 Cavell Road
Oxford
Oxfordshire
OX4 4AS

Date: 23rd February 2021
My ref: 21/00109/H42
Please ask for: Mary Rowe
Direct Dial: 01865 335430
Email: mrowe@oxford.gov.uk

Dear Mr N Tingay

APPLICATION: 21/00109/H42

REGISTERED: 15th January 2021

PROPOSAL: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.40m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m

ADDRESS: 30 Cavell Road, Oxford, Oxfordshire, OX4 4AS

Following your application, Oxford City Council, as local planning authority, hereby confirm that its prior approval is not required for the proposed development at the address shown above, as described by the description shown above. This is because no objections have been received in response to consultation on the above application.

It is important that you read and understand all of the following essential information:

This written notice indicates that the proposed development would **only** comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is important to note that this notice **does not** indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. This is important to ensure that the proposed development is permitted.

The full set of limitations and conditions that the proposal must comply with are listed below.

- The single storey rear extension (if more than 3 metres in depth) from the original rear wall of the house shall not be greater than that shown in the submitted plan.

- The extension shall be no higher than the height stated in the proposal.
- The total area of ground covered by buildings within the property (other than the original house) must not exceed 50% of the total area of the property
- No part of the extension can be higher than the highest part of the existing house
- No part of the eaves can exceed the height of the existing eaves
- The extension cannot be beyond a wall that fronts a highway
- No part of the extension can be within 2 metres of the boundary of the property and have eaves higher than 3 metres
- No part of the extension can go beyond the side wall of the original house and be wider than half of the width of the original house
- The extension cannot include a veranda, balcony or raised platform, satellite dish, chimney (including soil or vent pipe) or include changes to the existing house roof
- The extension cannot be in a conservation area or be a listed building
- The exterior materials must be similar to the existing ones (not for conservatories)
- Permitted development rights for the property must not have been removed by a condition of a previous planning permission
- The property must be a house and not a flat

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with **all** of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an application to the City Council for a Lawful Development Certificate (LDC). You can make an application via the following link http://www.oxford.gov.uk/PageRender/decP/3_How_to_apply_occw.htm.

It is a requirement of condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Yours faithfully



Adrian Arnold

Head of Planning Services

Please quote reference number 21/00109/H42 in all communications