

## **EVIDENCE TO VERIFY THE APPLICATION**

LAWFUL DEVELOPMENT CERTIFICATE (PERMITTED DEVELOPMENT)

PROJECT: SINGLE STOREY REAR EXTENSION

ADDRESS: 32 ROSSLYN STREET, CLIFTON, YORK, YO30 6LG

DATE: MARCH 2021

It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development.

Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

No more than half the area of land around the "original house" would be covered by additions to buildings.

No extension forward of the principal elevation or side elevation fronting a highway.

No extension higher than the highest part of the roof.

Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.

Maximum height of a single storey rear extension to be four metres.

Maximum ridge and eaves height no higher than existing house.

Roof pitch of extensions higher than one storey to match existing house

Materials to be similar in appearance to the existing house.

Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.

Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house; or more than 6 metres for any other house

Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.