

# foundations

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**7598D-LD-10 Supporting Statement**

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28th April 2021  
(FOR CLOPUD APPLICATION)

Grounds for Application for a Lawful Development Certificate for proposed use Development Under of the Statutory Instrument 2015 No. 596 we consider that a Lawful Development Certificate should be granted for this proposal, with our reasons below:

Class A - the enlargement, improvement or other alteration of a dwellinghouse.

#### **A.1**

(a) permission to use the dwellinghouse as a dwellinghouse WAS NOT granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) WILL NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered WILL NOT exceed the height of 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 WILL NOT exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse WILL NOT extend beyond a wall which -  
(i) forms the principal elevation of the original dwellinghouse; or  
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—  
(i) WILL NOT extend beyond the rear wall of the original dwellinghouse by more than 3m  
(ii) WILL NOT exceed 4 metres in height;

(g) the enlarged part of the dwelling house WILL NOT extend beyond the rear wall of the original dwellinghouse by more than 3m because it is on article 2(3) land

(h) the enlarged part of the dwellinghouse WILL NOT have more than a single storey because it is on article 2(3) land

(i) the eaves height of the enlarged part of the dwellinghouse within 2 metres of the boundary of the curtilage of the dwelling house WILL NOT exceed 3 metres;

(j) the enlarged part of the dwellinghouse WILL NOT extend beyond a wall forming a side elevation of the original dwellinghouse because it is on article 2(3) land

(k) it WILL NOT consist of or include—  
(i) the construction or provision of a verandah, balcony or raised platform,  
(ii) the installation, alteration or replacement of a microwave antenna,  
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or  
(iv) an alteration to any part of the roof of the dwellinghouse.

#### **A.2** The dwelling house is on article 2(3) land

(a) it WILL NOT consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse WILL NOT extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse WILL NOT have more than a single storey.

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 a conservatory) WILL be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse WILL be

(i) obscure-glazed, and

(ii) non-opening unless the parts 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

(c) the enlarged part of the dwellinghouse WILL NOT have more than a single storey because it is on article 2(3) land.

Class C - Any other alteration to the roof of a dwellinghouse.

#### **C.1**

(a) permission to use the dwellinghouse as a dwellinghouse WAS NOT granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) the alteration WILL NOT protrude y more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it WILL NOT result in the highest part of the alteration being higher than the highest part fo the original roof;

(d) it WILL NOT consist of nor include -

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.