

12<sup>th</sup> July 2021

Basildon Borough Council  
The Basildon Centre  
St. Martins Square  
Basildon  
Essex  
SS14 1DL

*By email*

Dear Sir/Madame,

**30 Chantry Way, Billericay, CM11 2AT**

### **Certificate of Proposed Lawful Development**

I write on behalf of the owner of 30 Chantry Way, Billericay, CM11 2AT, who wishes to apply for a lawful development certificate to their existing two storey semi-detached house.

### **Proposal**

30 Chantry Way is a single dwelling house. There is an existing conservatory to the rear with a footprint of 10.7 square meters. The owners brief is to demolish the existing conservatory and replace it with a single-storey full width rear extension. The footprint of the new extension will be 19.3 square meters.

### **Permitted Development Rights**

Schedule 2, Part 1 (Development within the Curtilage of a Dwelling house), Class A of the Town and Country Planning (General Permitted Development) (Amendment) Order, permitted development rights covers:

*‘The enlargement, improvement or other alteration of a dwellinghouse’*

### **Summary**

Having regard to the criteria as set out above, we are of the view that the proposals are permitted development under Class A because:

- in accordance with Condition A.1(b), the total area of ground covered by buildings would be less than 50% of the total area of the curtilage;
- in accordance with Condition A.1(c), the height of the enlargement would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- in accordance with Condition A.1(d), the height of the eaves of the enlargement would not exceed the height of the eaves of the original dwellinghouse;
- in accordance with Condition A.1(e), the enlargement would 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

- in accordance with Condition A.1(g), the dwellinghouse, which does not lie on article 2(3) land or on a site of specific interest, would not extend beyond the rear wall of the original dwellinghouse by more than 6 meters and would not exceed 4 meters in height;
- in accordance with Condition A.1(i), the enlargement would be within 2 meters of the dwellinghouse, and the height of the eaves would not exceed 3 meters;
- in accordance with Condition A.1(k), the enlargement would not consist of or include-
  - (i) a verandah, balcony or raised platform
  - (ii) a microwave antenna
  - (iii) a chimney, flue or soil vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse.
- In accordance with Condition A.3(a), the materials used on the exterior work would be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

## **Documentation**

In support of the application, we submit the following documentation:

- Covering Letter
- CLOPUD Drawings:
  - 30CW-000 Location Plan
  - 30CW-100 Existing & Proposed Ground Floor Plan and Extension Roof Plan
  - 30CW-200 Existing & Proposed Rear Elevation
  - 30CW-201 Existing & Proposed Side Elevation

I trust this is sufficient but please do not hesitate to contact me if you require any further information.

Yours sincerely



**Ruth Chadney**  
Agent