**64 WYCHDELL STEVENAGE SG2 8JD**

**Justification for Permitted Development Rights**

**The following are the full criteria which must ALL be met for a rear extension to be permitted development:**

1. *As a result of the works not more than 50% of the property’s front and rear gardens would be covered by buildings.* 50% of the garden area = 99.9m2. The proposed extension is 19.8m2. Therefore this is acceptable.
2. *The proposed extension would not extend forward of the principal elevation or side fronting a highway.* The extension is to the rear only and does not front a highway. Therefore this is acceptable.
3. *The height of the proposed extension would not exceed the height of the highest part of the roof of the existing dwelling house.* The proposed extension is single storey only whereas the existing dwelling is two stories high. Therefore this is acceptable.
4. *The height of the eaves of the extensions would not exceed the height of the eaves of the existing dwelling house.* The proposed extension is single storey only whereas the existing dwelling is two stories high. Therefore this is acceptable.
5. *If the proposed extension is located within 2 metres of any boundary of the house then the eaves height must not exceed 3 metres in height.* The proposed extension has an eaves height of less than 3 metres. Therefore this is acceptable.
6. *The proposed extension is single storey and has a maximum height of less than 4 metres.* The proposed extension will be less than 4 metres in height. Therefore this is acceptable.
7. *The dwellings permitted development rights are in tact.* The dwelling has not previously been extended. Therefore this is acceptable.
8. *The application site is not within a Conservation Area.* The property is not within a Conversation Area. Therefore this is acceptable.
9. *The extension would not extend beyond the rear wall of the original house by more than 3m for a mid terraced dwelling.* The proposed extension extends 3m from the original dwelling. Therefore this is acceptable.

*10.The materials used would match the existing house.* The proposed materials will match those of the existing house. Therefore this is acceptable.

The above criteria was stated within the Planning Officers email dated 18th June 2021. And from our responses you will see that in every case we comply and therefore a Permitted Development Approval is Justified.