

### Supporting Evidence for Lawful Development Certificate

Site Address: 33 Riley Road, Brighton, BN2 4AG

**Lawful Development Certificate- Permission Applied under Class:**

Permitted Development Class	This Application
Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.	Rear extension to 33 Riley Road

**CLASS A**

CONSIDERATIONS & ASSESSMENT	This Application
The main consideration is whether the proposed extensions/alterations fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.	
Class A – enlargement, improvement or other alteration of a dwellinghouse	
A.1 Development is not permitted by Class A if—	N/A
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)	
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N/A
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N/A
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N/A
(e) the enlarged part of the dwellinghouse would extend beyond a wall which—	
(i) forms the principal elevation of the original dwellinghouse	N/A
or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N/A

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—	
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	<b>Extension is no more than 3 metres from the rear elevation</b>
(ii) exceed 4 metres in height	<b>Maximum height is 3.3m</b>
(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	<b>Height of eaves is 2.3m</b>
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—	N/A
(k) it would consist of or include—	
(i) the construction or provision of a verandah, balcony or raised platform,	N/A
(ii) the installation, alteration or replacement of a microwave antenna,	N/A
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,	N/A
or (iv) an alteration to any part of the roof of the dwellinghouse.	N/A
Conditions 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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	<b>Materials to be of similar appearance.</b>
b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—	
(i) obscure-glazed, and	N/A
(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; and	
(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A