

A lawful development certificate has been recently granted
Application number: **21/02966/LDCPR**

8m rear extensions have been approved recently under the
larger home extension scheme- Application Numbers:
21-03610-PAE [LHES 8m Rear Extension]
21-03611-PAE [LHES 8m Rear/Side Infill Extension]

This application seeks to consolidate all with a certificate of
lawful development.

Class A - Single-storey extension

Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.

Single-storey rear extension

Single storey rear extension must not extend beyond the rear of the original house by more than 4m if a detached house. [LHES Allows 8m]

Single storey rear extension must not exceed a height of four metres.

Maximum eaves and ridge height of extension no higher than existing house.

Single-storey rear/side extension

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will both apply

LHES allows extending no more than 6 metres beyond the rear wall, or no more than 8 metres in the case of a detached house

Width of side extension must not have a width greater than half the width of the original house

Side extensions to be single storey with a maximum height of four metres.

Class D - Porch

Adding a porch to any external door is considered to be permitted development.

Ground area not to exceed 3m²

Highest part of the porch not to exceed 3m

Works within 3m of the boundary to be dealt with under the Party Wall Act

SVP to be rerouted.
Manhole to be relocated/New rodding point introduced. CCTV Drainage survey to be undertaken to assess existing drainage run and proposed new connections

Structural support indicatively shown and subject to SE input

En-Suite saniflow system or similar a possibility if gravity drainage not possible. CCTV Drainage survey to be undertaken to assess existing drainage run and proposed new connections

Class B - Loft Conversion
To be permitted development any additional roof space created must not exceed 50 cubic metres for detached / semi-detached houses.

Hip to gable loft conversion with two pitched dormers to the side-Proposed extra Volume = 41.42m³
Please see submitted Volume Calculations.

No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

No part of the extension to be higher than the highest part of the existing roof. Verandas, balconies or raised platforms are NOT permitted development.

Materials to be similar in appearance to the existing house.

Class C - Other alterations to the roof
Roof light/windows and frames should not protrude 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.

No part of the alteration to be higher than the highest part of the original roof.

Class G - Provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

The height of the chimney, flue or soil and vent pipe should not exceed the highest part of the roof by more than 1 metre.

1 Proposed Ground Floor

1 : 100

2 Proposed Loft

1 : 100

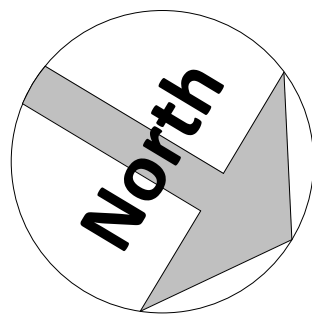
3 Proposed Roof

1 : 100

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---	DRAINAGE STORM NEW
---	DRAINAGE STORM EXISTING
---	DRAINAGE STORM EXISTING REMOVED
---	DRAINAGE FOUL NEW
---	DRAINAGE FOUL EXISTING
---	DRAINAGE FOUL EXISTING REMOVED
---	DRAINAGE COMBINED NEW
---	DRAINAGE COMBINED EXISTING
---	DRAINAGE COMBINED EXISTING REMOVED

EXTERNAL FINISHES SCHEDULE	
1	Walls – Brickwork to match existing
2	Roof – Tiles to match existing
3	Flat Roof – EPDM/Felt/GRP
4	Windows – uPVC/Aluminium/Timber casement
5	Rooflights – Grey/White uPVC/Powdercoated Aluminium
6	Doors – Timber/ Composite to match existing
7	Bi-Fold Doors – Grey/White powdercoated aluminium
8	RWP / Gutters / Fascia - Black uPVC downpipes, guttering and white uPVC/Timber fascia to match existing
9	
10	
11	
12	
13	
14	
15	



Amendments :

Rev	Date	Description

Project :

Innisfree,
Fairby Lane
Hartley. DA3 8DA

Title :
Certificate of Lawful Development Drawings

Proposed Plans

Bluelime Retail Ltd /
Bluelime Home Design LLP.
Design, Project
Management, Build



Thames Innovation Center,
Veridion Way, Veridion
Park, Erith, Kent DA18 4AL

Tel: 01322 521026

Proposed ground floor extensions and hip to gable
loft conversion with dormers

Drawn by : M.J.G Scale : 1 : 100 @ A1 Date : 16/12/2021

Drawing number : BL/DRG/2112.80/ 05

Do not scale from this drawing. Dimensions to be checked on site.

1 0 1 2 3 4 5
SCALE 1:100 m

16/12/2021 15:36:11