

Location Plan 1:1250

Proposed extension is less than half the width of the existing house (Permitted Development Rights Tech Guidance - page 22). Ex House width 9897mm / 50% = 4948.5mm
Proposed Extension is 4700mm.

Existing house is detached and two storey, if extension is single storey and within 2000mm of the boundary the allowable height to eaves (if pitched) or flat roof surface (if flat) is 3000mm (Permitted Development Rights Tech Guidance - height measured as per diagram page 12).
Proposed Extension is flat roofed, however, its height (measured as above) is 3250mm

Less than 50% of curtilage (less existing house area) can be built upon (Permitted Development Rights Tech Guidance - page 10)

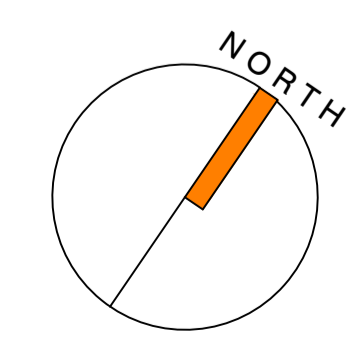
Permitted Development extension could be 464.7sq.m less 97.3 sq.m = 367.4sq.m / 50% = 183.7sq.m.

Proposed extension area = 67.5 sq.m.

Ex House 97.3 sq. m.

Curtilage Area 464.7 sq. m.

Proposed Ext 67.5 sq. m.



Development Plan

Planning Issue

Project	Date	Content
10 The Rowans Skelton YORK		
Client	Mr & Mrs G Morgan	
Project Title	Location & Development Plans	
Date	Scale	Drawn
02/2023	1:1250 @ A1	G.M.O.
Project Number	201/001/-	