

# Statement of Compliance






Application for a Certificate of Lawfulness  
for proposed development  
comprising a single storey rear extension

At  
Cherry Tree Cottage  
Kemnal Road  
Chislehurst  
BR7 6LY

October 2023

Our Ref JE/23/339

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**1. LEGISLATIVE CONTEXT**

- 1.1. Class A of Part 1 of Schedule 2 of the General Permitted Development Order 2015 (As amended) permits,
- ***The enlargement, improvement, or other alteration of a dwelling house.***
- 1.2. Class A.1 states that development is not permitted if there is a breach of the conditions set out at (a) – (l)
- 1.3. Class A.2 concerns Article 2(3) land and excludes development if there is no compliance with A.2 (a) – (d)
- 1.4. Class A.3 sets out the conditions at A.3 (a) – (c) that develop permitted by Class A is subject to.
- 1.5. Class A.4 relates to larger home extensions on land that is not Article 2(3) land.

**2. ASSESSMENT AGAINST RELEVANT GPDO PROVISIONS**

2.1. The proposed development is for a single storey rear extension.

2.2. Cherry Tree Cottage is situated within the Chislehurst Conservation Area and is on Article 2(3) land.

**CLASS A.1**

**(a)** The use of Cherry Tree Cottage was not created under permitted development rights.

**(b)** The total area of the ground covered within the curtilage of the dwelling house will not exceed 50% of the total area of the curtilage.

**(c)** Height of the dwelling house as enlarged would not exceed the height of the highest part of the roof of the existing dwelling house.

**(d)** The height of the eaves of the part of the dwelling house enlarged would not exceed the height of the eaves of the existing dwelling house.

**(e)** The enlarged part of the dwelling house would not extend beyond the wall which -

(i) Forms the principal elevation of the original dwelling house or

(ii) Fronts a highway or forms a side elevation of the original dwelling house

- (f)** The enlarged part of the dwelling house would be single storey and would not

  - (i) Extend beyond the rear wall of the original dwelling house by more than 4m as this is a detached dwelling house.
  - (ii) Would not exceed 4m in height.
  
- (g)** Does not apply.
  
- (h)** The proposal is single storey and does not apply.
  
- (i)** The enlarged part of the dwelling house is not within 2m of the boundary.
  
- (j)** The enlarged part of the dwelling house would not extend beyond a side wall forming a side elevation of the original dwelling house.
  
- (ja)** The proposed enlargements of the dwelling house would not be joined to any existing enlargements.
  
- (k)** The development would not consist of;

  - (i) The construction or provision of a veranda, balcony or raised platform.
  
  - (ii) The installation, alteration or replacement of a microwave antenna.
  
  - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

- (iv) An alteration to any part of the roof of the dwelling house.

2.3. As the proposal is on Article 2(3) land, the provisions of Class A.2 apply. The proposed development would not;

- (a) Consist of or include the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- (b) Extend beyond the wall of side elevation forming the original dwelling house.
- (c) Have more than a single storey and extend beyond the rear wall of the original dwelling house.
- (ca) Result in a total enlargement which exceeds the limits set out in sub paragraphs (b) and (c).

2.4. In relation to the conditions set out at Class A.3, the proposed extensions would;

- (a) Be constructed of materials which are of similar appearance to those in the construction of the exterior of the existing dwelling house.
- (b) Does not apply.
- (c) Does not apply.

**3. CONCLUSIONS**

- 3.1. The proposed single storey rear extension is Permitted Development by virtue of the provisions of Class A of Part 1 of Schedule 2 of the GPDO 2015 (as amended). A Certificate of Lawfulness should, therefore, be issued.