

Schedule 2 of the General Permitted Development Order, **with compliance shown in bold after each point.**

Permitted Development

A. *The enlargement, improvement or other alteration of a dwellinghouse.*

Development not permitted

A.1 *Development is not permitted by Class A if—*

(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);

No change of use applies.

(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);

As shown on drawing 29HAL/20 Rev F proposed garden area exceeds 50% of the total of the rear garden, as it is 58% of the original garden area after the extension is added.

(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;

Extension is lower

(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;

Extension is lower

(e) the enlarged part of the dwellinghouse would extend beyond a wall which— (see below)

(i) forms the principal elevation of the original dwellinghouse; or

It doesn't

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

It doesn't, extension is set back 50mm behind the side boundary wall, which is in turn 215mm thick and forming an existing boundary to the side. See 29HAL/20 Rev F dash dot boundaries.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

It is single storey

(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

Extension is not more than 3 metres from the rear wall of the house, measured to the outer face of the extension gutter.

(ii) exceed 4 metres in height;

it doesn't

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

N/A

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

N/A

(ii) exceed 4 metres in height;

N/A

(h) the enlarged part of the dwellinghouse would have more than a single storey and—
It doesn't

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
N/A

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

N/A

(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;

The height of the eaves and the verge are less than 3 metres, see drawing 29HAL/25. The 3 metres is measured from the external ground level.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

It doesn't

(i) exceed 4 metres in height,

N/A

(ii) have more than a single storey, or

N/A

(iii) have a width greater than half the width of the original dwellinghouse; or

N/A

(k) it would consist of or include—

(i) the construction or provision of a veranda, 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, or

N/A

(iv) an alteration to any part of the roof of the dwellinghouse.

N/A

A.2 *In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (see below)*

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

It doesn't

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

It doesn't

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

It doesn't

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;

Materials used in extension are similar in appearance to those used in the construction of the exterior of the existing dwelling house.

(b)any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

N/A

(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

N/A

(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