

40 Larksway, CM23 4DG

The following justification demonstrates how the proposed single storey rear extension at 40 Larksway complies with the general permitted development order. The text below each point demonstrates the compliance with the GPDO.

It is to be noted that the extension attaches onto the side wall of the original building which means that the extension is also classed as a side extension. The extension in width does not exceed 50% of the total width of the property so still complies.

PART 1

Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

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);

Not applicable.

(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);

The proposed works will not exceed 50% of the total area of the curtilage.

(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;

The height of the proposed extension will not exceed the height of the highest part of any roof of the existing dwellinghouse.

(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;

The height of the proposed extension will not exceed the height of the highest eaves of the existing dwellinghouse.

(e) - The enlarged part of the dwellinghouse would extend beyond a wall which—

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

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

No part of the enlarged part of the dwellinghouse would extend beyond a wall that forms the principal elevation or which fronts a highway.

(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
- (ii) Exceed 4 metres in height;

The original dwellinghouse is detached and will be subject to paragraph (g).

(g) - 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—

- (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
- (ii) - Exceed 4 metres in height;

The extension extends beyond the rear wall of the house by 6.975m and the total height of the extension from the ground line is 2.815m.

(h) - The enlarged part of the dwellinghouse would have more than a single storey and—

- (i) - Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) - Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension will only be single storey.

(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 proposed extension is within 2m of the boundary; however, the eaves of the proposed extension will not exceed 3m.

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

- (i) - Exceed 4 metres in height,
- (ii) - Have more than a single storey, or
- (iii) - Have a width greater than half the width of the original dwellinghouse; or

The extension will not exceed a width greater than half the width of the original dwellinghouse.

(k) - It would consist of or include—

- (i) - The construction or provision of a verandah, 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, or
- (iv) - An alteration to any part of the roof of the dwellinghouse.

None of the above will be included.