

Design Statement for Planning Application: Lawful Development Certificate for Proposed Single Storey Rear Extension at 2 Hopefield, Montague Avenue, London, Ealing, W7 3QW

Project Description: This design statement accompanies the application for a Lawful Development Certificate for a proposed single storey rear extension at the aforementioned address. The design respects the architectural integrity of the existing structure and adheres to local planning guidelines.

Extension Specifications:

- Maximum Height: 3.5m
- Eaves Height: 2.8m
- Projection: 2.45

The proposed development does not exceed 4m in height.

The development is not within 2m of the boundary where the eaves height would exceed 3m.

The extension does not extend beyond the principal elevation or front highway and does not affect the side elevation of the dwellinghouse.

The development does not extend beyond a wall forming a side elevation of the original dwellinghouse and does not exceed 4m in height, have more than one storey, or have a width greater than half the width of the original house.

The proposal does not include the installation, alteration, or replacement of a microwave antenna, chimney, flue, soil and vent pipe, nor does it involve alterations to any part of the roof of the dwellinghouse.

The materials used for the extension will be similar to those of the existing dwelling.

The proposal is in line with Class A: Enlargement, improvement, or other alteration of a dwellinghouse under the Town and Country Planning (General Permitted Development) Order (as amended). This Order allows for a single storey extension that adheres to specific criteria including not extending beyond the side elevation of the original dwellinghouse, covering no more than 50% of the land around the "original house", and respecting certain height and depth limitations.

The proposed design falls within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Consequently, it aligns with the permissible development criteria and is considered lawful under current planning regulations.

This design statement confirms that the proposed single storey rear extension at 2 Hopefield, Montague Avenue, London, Ealing, W7 3QW, fully complies with the relevant legal frameworks and planning guidelines, ensuring a development that is respectful of its context and environment.