

### **Introduction**

- 1.1 The application is submitted under Section 192 of the Town and Country Planning Act 1990 and demonstrates that the building would not require express planning permission.
- 1.2 The application seeks confirmation from the local planning authority that the proposed building is permitted under Class A of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 1.3 The proposed Extensions to the rear of the Existing Dwelling to provide larger Kitchen/ Dinning space

### **Assessment of Proposal**

- 1.4 The proposal should be assessed against Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.5 **Class A** – enlargement, improvement, or alteration of the GPDO allows the provision, of the enlargement, improvement, or other alteration of a house.
- 1.6 Development is not permitted by Class A if it fails to meet several criteria. Each of these criteria has been assessed and *clarifications are stated*: -

- a) The use as a dwelling house has not been permitted by virtue of Class M, N, P or Q of Part 3 of Schedule 1;  
*The dwelling house has not been granted by way of these classes.*
- b) The total area of ground covered by buildings, enclosures, and containers within the curtilage (other than the dwelling) would not exceed 50% of the total area of the curtilage.  
*The total area of ground covered by buildings including extension is less than 50%*

- 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 extension does not exceed the height of the highest part of the 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 extension eaves is no higher than the 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 be forward of the principal elevation or fronts a highway and forms a side elevation of the original dwellinghouse*

- f) 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 enlarged part of the dwellinghouse would extend beyond a wall which -

*the enlarged part of the dwellinghouse does not extend beyond the rear wall by more than 4 metres, or more than 4 m in height*

- g) N/A

- h) 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 extension does not extend past original dwellinghouse by more than 4 metres nor exceed 4 metres in height*

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 extension is within 2 m of the boundary BUT height of the eaves of the enlarged part would NOT exceed 3 metres*

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

*the extension does not extend a wall forming part of a side elevation of the original Dwelling house*

(Ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

*the extension does not exceed the limits set out in sub-paragraphs (e) to (j);*

k) it would consist of or include –

(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, or

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

*None of criterion K apply*

The materials would be similar in accordance with A.3

- 1.7** Consequently, we consider that **express planning permission is not required** for the proposed Rear Extension because it would benefit from deemed permission granted by Class A of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).