

## Permitted Development Checklist –Willow View Farm, Carthouse Lane, GU21 4XS

### See responses in green.

#### 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. The dwellinghouse has always been a dwellinghouse and will remain a dwellinghouse. No changes of use are 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). **Not applicable. The total area of ground covered by the dwellinghouse is 133.36m<sup>2</sup> and the total area of the proposed extension is 27.20m<sup>2</sup>, which totals 160.56m<sup>2</sup> of ground covered by buildings. The area of the curtilage is 2,151m<sup>2</sup>. Therefore, 7.46% of the total curtilage is covered, which does not exceed 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. **Not applicable. The highest part of the roof of the existing dwellinghouse is 7.56m. The height of the proposed enlarged area to the dwellinghouse is 3.375m. Therefore, it does not exceed the height of the highest part.**
- (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. **Not applicable. The height of the eaves of the existing dwellinghouse is 4.35m. The height of the proposed eaves on the enlarged area has a height of 3.15m. This therefore does not exceed 4.36m.**
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
- forms the principal elevation of the original dwellinghouse; or. **Not applicable. The extension does not affect the principal elevation of the original dwellinghouse.**
  - fronts a highway and forms a side elevation of the original dwellinghouse. **Not applicable. The dwellinghouse is not fronting a highway.**
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
- 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. **Not applicable. See G below.**
  - exceed 4 metres in height. **Not applicable. See G below.**
- (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—
- 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. **Not applicable. The proposal is for a single storey side extension.**
  - exceed 4 metres in height. **The proposal is 3.375m in height and does not exceed 4 metres.**
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
- extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or. **Not applicable. The proposal is for a single storey extension.**
  - be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse. **Not applicable. The proposal is for a single storey extension.**

(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. **Not applicable. The enlarged part is not within 2.00m of the curtilage.**

(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. **Not applicable. Enlarged part does not exceed 4 metres in height.**

(ii) have more than a single storey, or. **Not applicable. Enlarged part is a single storey.**

(iii) have a width greater than half the width of the original dwellinghouse; or. **Not applicable. The width of the original dwellinghouse is 8.35m, so half is 4.175m. The width of the proposed extension is 4.15m, which doesn't exceed 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. **Not applicable.**

(ii) the installation, alteration, or replacement of a microwave antenna. **Not applicable.**

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or. **Not applicable.**

(iv) an alteration to any part of the roof of the dwellinghouse. **Not applicable. No changes to the original roof.**

## 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 selected will be the same as the original dwellinghouse to achieve a similar appearance.**

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

(i) obscure-glazed, and. **Not applicable. No side windows are being proposed.**

(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. **Not applicable. No side windows are being proposed.**

(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. **Not applicable. The enlarged part of the dwellinghouse is only a single storey.**