

13th January 2024

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EVIDENCE TO VERIFY APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE

Introduction

The application is for a lawful development certificate for construction of single storey rear extension to the existing house.

A certificate of lawfulness (proposed) for the construction of single storey rear extension identical to that proposed with this application was granted on 5th April 2019 (19/AP/0544). The extension approved on 5th April 2019, and the applicant wishes to obtain a new certificate of lawfulness in advance of constructing the extension.

Evidence to verify the application

I. Proposed single storey rear extension

The proposed single storey rear extension is Class A permitted development in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015. This is confirmed by the following.

- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwelling house) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house). The relevant calculations are as follows:
 - Total original external area: 75.6m²
 - Total proposed external area: 51.6m² (68.25% of original external area)
- The height of the extension is lower than the eaves and roof of the existing dwelling house.
- No part of the building is situated on land forward of a wall forming the principal elevation of the original dwelling house.
- The proposed extension does not extend beyond 3.0 metres behind the original dwelling house.
- The proposed extension does not exceed 3.0 metres in height within two metres of the boundary.
- The extension does not include a verandah, balcony, raised platform, microwave antenna, chimney, flue, soil vent pipe or alteration to the roof.
- Materials will match the existing.

Drawing Nos. 3298/P/11 and 12 submitted with the application confirm these dimensions and demonstrate that the proposed extension is permitted development in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.