

Planning Considerations.
 Schedule 2 Article 3, Part 1, Class Permitted Development - Class A - Single Storey rear extension of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment and Conclusion.
 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permission to use the dwelling house as a dwelling house was not granted only by virtue of Class M, N, P, or Q of Schedule 2 Part 3 (change of use) - complies

No more than 50% of the curtilage of original dwelling may be covered by buildings - Complies

Must not exceed the height of the highest part of the roof of the existing dwelling - Complies

Height of the eaves must not exceed the height of the eaves of the existing dwelling - Complies

Must not extend beyond a wall fronting a highway and which is either a principal or side elevation of original dwelling - Complies

Must not be more than 4 m deep from the original rear wall of a detached dwelling, or 3 m for all other dwellings - Complies

Within 2 m of the boundary, the height of the eaves must not exceed 3 m - Complies

No part of extension may exceed 4 m in height - Complies

No more than a single storey - complies

Side Extension must not have a width greater than half the width of the original dwelling house - complies

Must not involve installation, alteration or replacement of a veranda, balcony or raised platform, microwave antenna, chimney, flue or soil and vent pipe - Complies

Except for conservatories, the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house - Complies

If in a Conservation Area cannot involve recladding the exterior - complies

Not subject of an Article 4 Direction - Complies

Overall Conclusion : **PD Compliant**

Proposed Materials. All new materials to match existing.

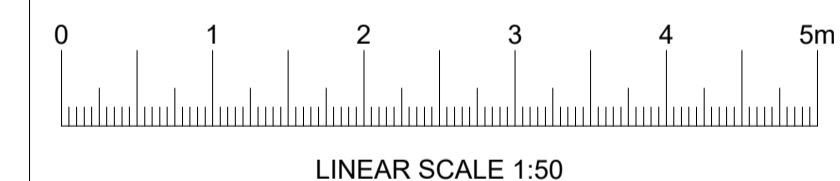
Walls:
 Red Multi-stock Brickwork Cavity Walls

Flat Roof: 3 Layer Mineral Felt With Fire Cap

Windows & Doors:
 Double Glazed Units With White UPVC Frames.

Sofits & Facias
 White UPVC

Gutters & Down Pipes:
 Brown PVC.



REV	DESCRIPTION	DRAWN	DATE
A	Patio Doors Widened Utility alterations	RW	12/02/24

Address
50 Wedgewood Drive Harlow Essex CM17 9PX

Project
**Single Storey Rear Extension
 Proposed Plans & Elevations**

client
D Campbell & D Burrell

DRG. No
1683-02 Revision **A**

Date
Feb 2024 Checked

Scale
1:50 @ A1 Approved

DRAWN
R. Williams REF No

ALL DIMENSIONS IN MILLIMETERS (MM)
 TOLERANCES UNLESS OTHERWISE STATED DIMENSIONAL ± 0.5mm
 ALL ANGLES TO BE 90° UNLESS OTHERWISE STATED



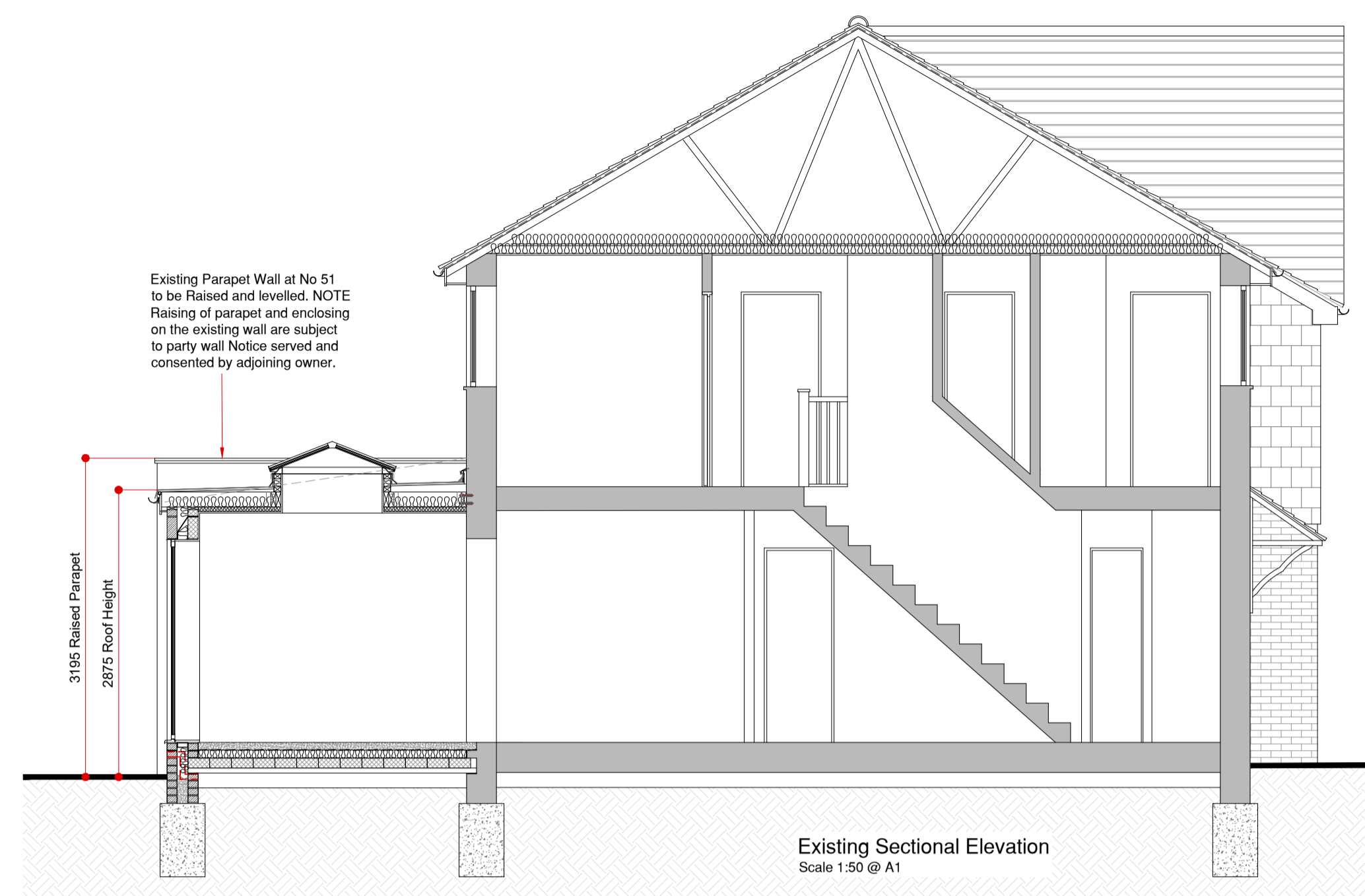
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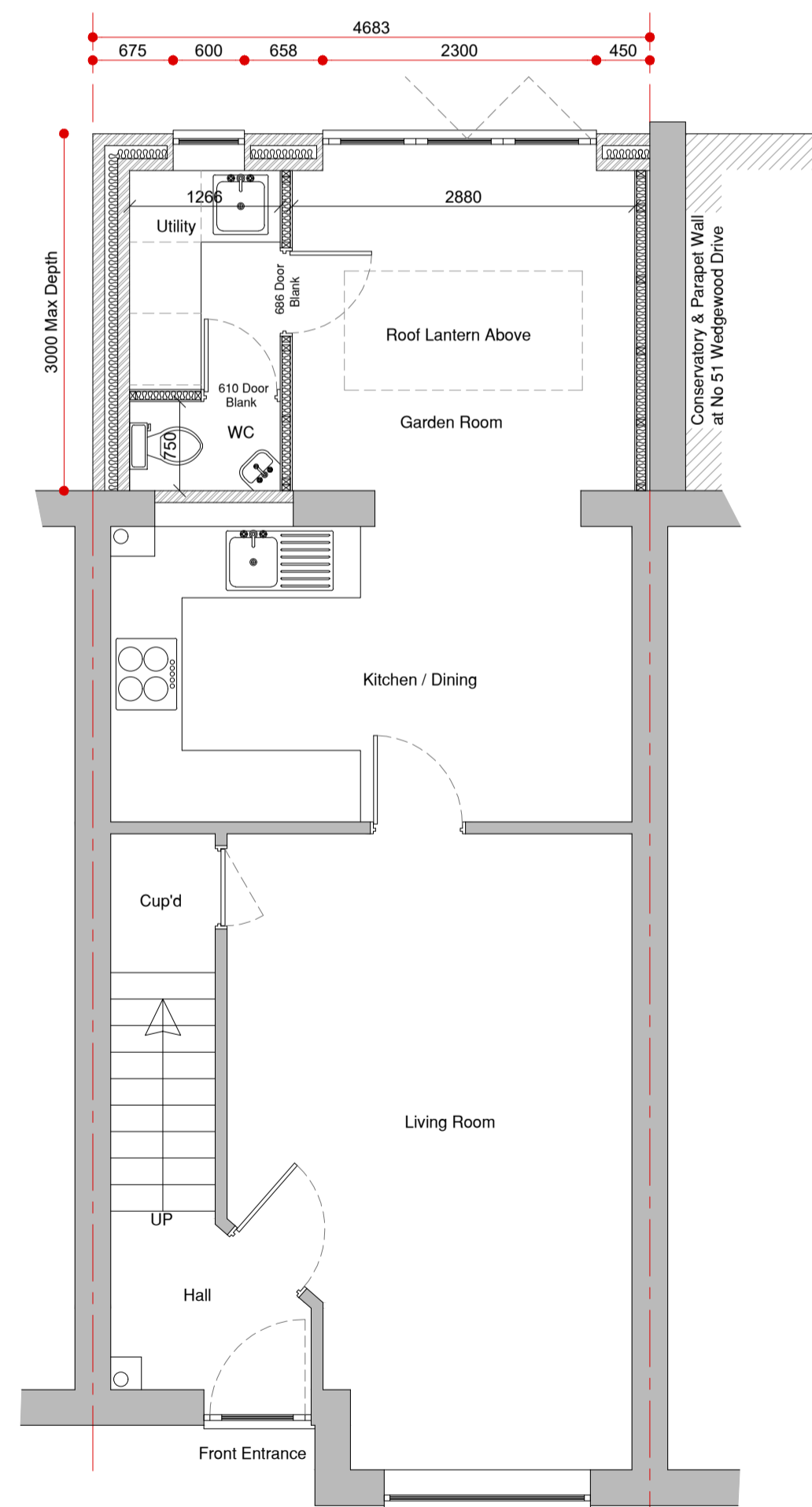
Front Elevation as Existing
 Scale 1:50 @ A1



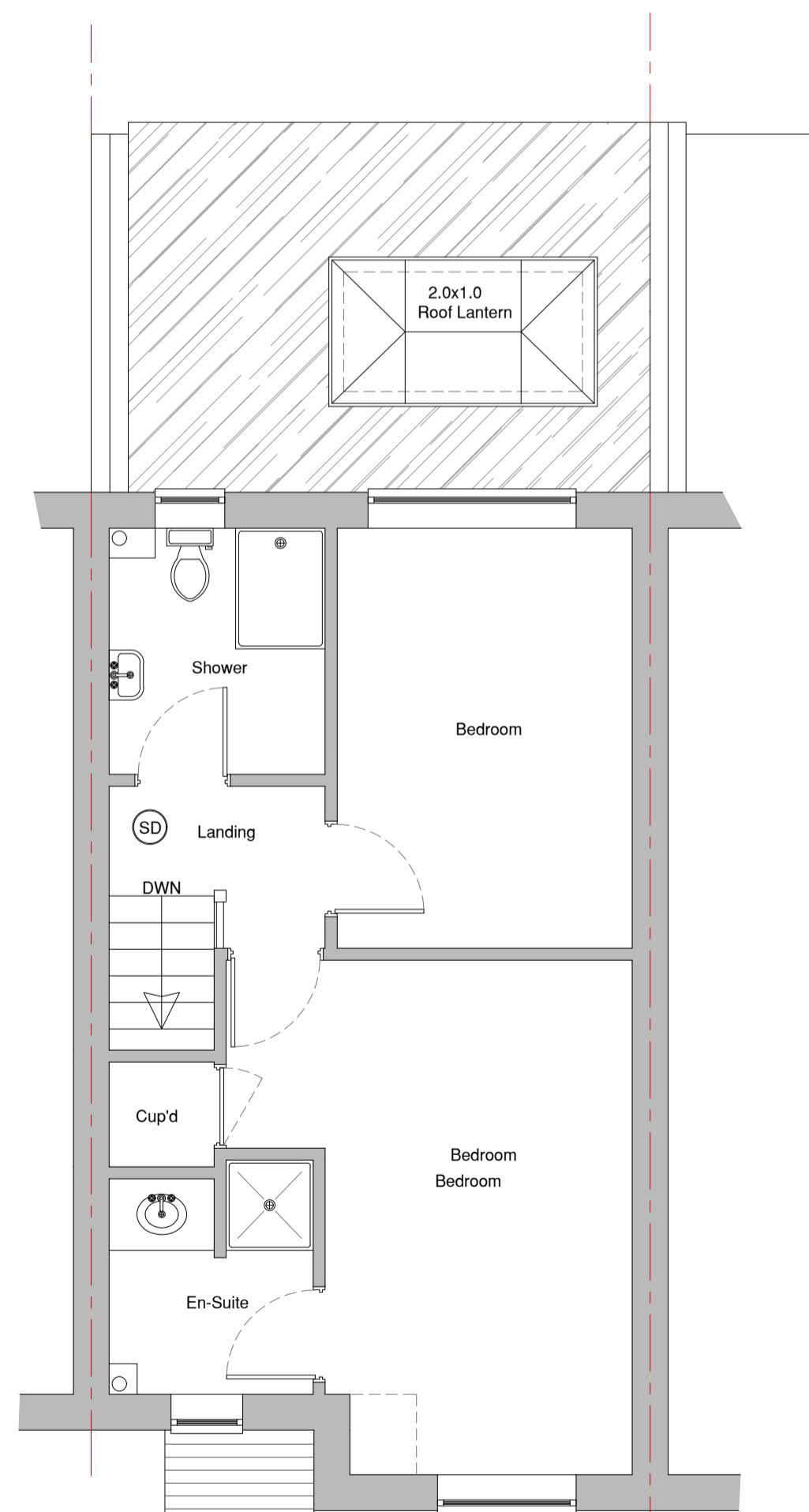
Proposed Rear Elevation
 Scale 1:50 @ A1



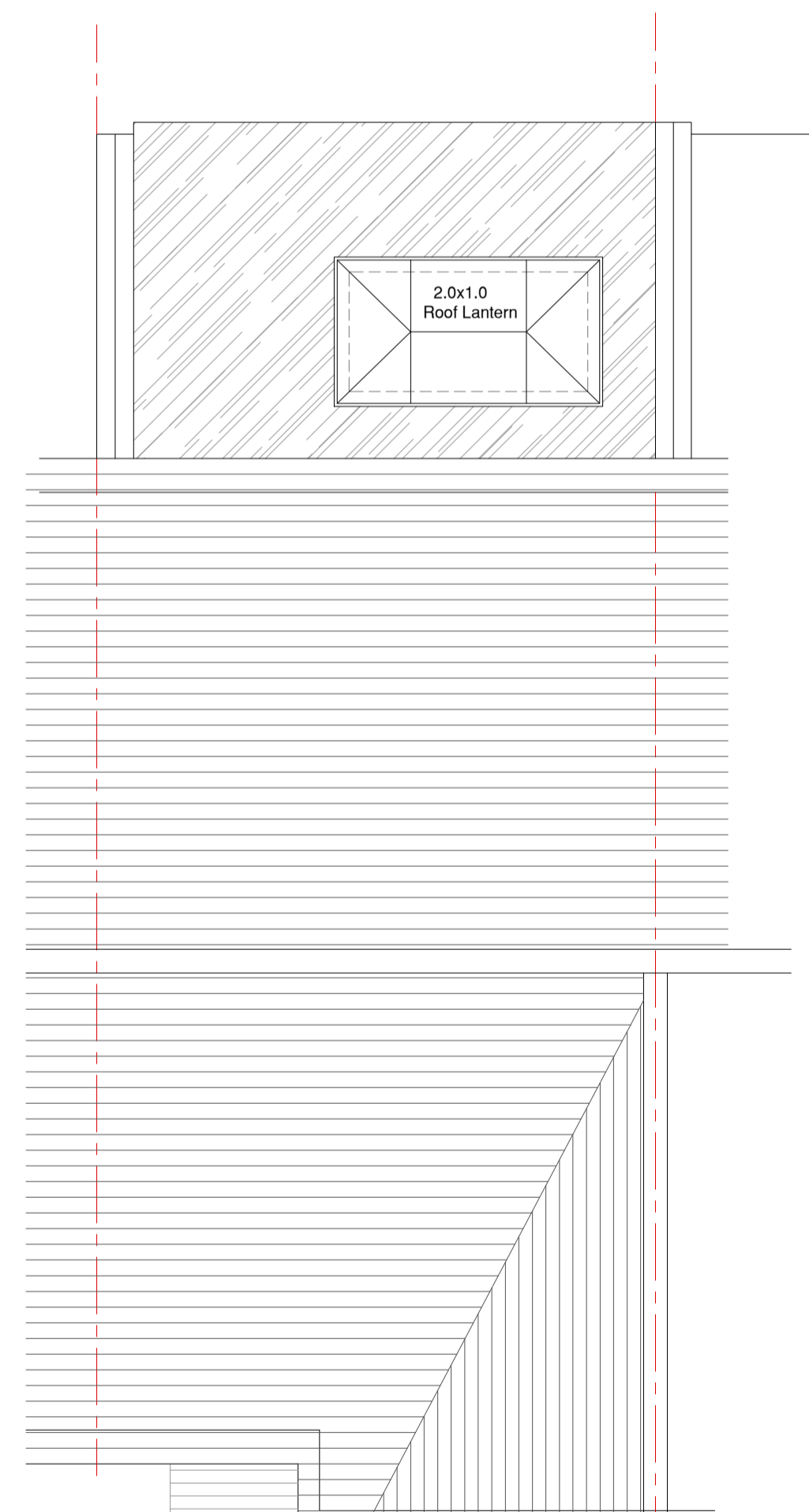
Existing Sectional Elevation
 Scale 1:50 @ A1



Proposed Ground Floor Plan
 Scale 1:50 @ A1



Proposed L1 Floor Plan
 Scale 1:50 @ A1



Proposed Roof Plan
 Scale 1:50 @ A1