

## Grounds for Application for a Lawful Development Certificate

Job: Single storey rear extension and stove flue  
Address: 3 Little London, Ford, Bucks  
Client: Ms A Grantham  
Date: 10/02/2024

The application is for a Lawful Development Certificate for a single storey rear extension (following removal of an existing conservatory). The work is considered to be permitted development under Classes A and G of the GPDO on the basis that it meets the criteria as follows:

### Class A

- (a) The house was not created using permitted development rights.
- (b) The ground covered by buildings does not exceed 50% of the curtilage area.
- (c) No part of the extension is higher than the highest part of the existing roof.
- (d) The height of the eaves of the extension does not exceed the existing eaves.
- (e) It does not extend beyond a wall which forms the principal elevation or which fronts a highway.
- (f) Not applicable due to compliance with (g) below.
- (g) It does not project beyond the original rear wall by more than 8m (detached house), is less than 4m high, and is not on Article 2(3) land or an SSSI.
- (h) It does not have more than one storey.
- (i) The eaves is less than 3m high.
- (j) The enlarged part does not extend from a side elevation.
- (ja) The extension does not connect to a previous extension.
- (k) It does not involve a veranda, balcony, platform, chimney, or soil and vent pipe or an alteration to the roof. The flue is covered under Class G below.

The house is not on Article 2(3) land.

The extension also fulfills the Class A conditions in that the materials are of a similar appearance to those on the exterior of the existing house, it doesn't involve upper floor windows, and the extension is single storey.

### Class G

- (a) The dwellinghouse was not created using permitted development rights.
- (b) The height of the flue does not exceed the highest part of the roof.
- (c) The house is not on Article 2(3) land.