

**34 Rushden Gardens
Mill Hill
London
NW7 2NY**

Permitted Development checklist

Requirements for proposals under the Town and Country Planning (General Permitted Development) (England) Order 2015.

A. Side extension

Permitted under Class A.

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);

- Permission to use the dwellinghouse as a dwellinghouse has not been granted under these Classes.

(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);

- The total area of ground covered by buildings within the curtilage of the dwellinghouse will not exceed 50% of the total area of the curtilage.

(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 total area of ground covered by buildings within the curtilage of the dwellinghouse will 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 eaves of the part of the dwellinghouse enlarged will not exceed the height of 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

- The enlarged part of the dwellinghouse will not extend beyond a wall which forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.

Additional notes from the **Permitted development rights for householders Technical Guidance**:
The extent to which an elevation of a house fronts a highway will depend on factors such as:

The angle between the elevation of the house and the highway. If that angle is more than 45 degrees, then the elevation will not normally be considered as fronting a highway.

- The angle between the property and the road is greater than 45 degrees (49 degrees) and therefore not considered to be fronting a highway.
The distance between the house and the highway - in cases where that distance is substantial, it is unlikely that a building can be said to front the highway.
- Additionally the distance between the house and the highway is substantial and therefore also not considered to be fronting a highway.

(f) 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
- exceed 4 metres in height

- The enlarged part of the dwellinghouse will be single storey but will not extend beyond the rear wall of the original dwellinghouse.
- The enlarged part of the dwellinghouse will not exceed 4m in height.

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
- be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

- The enlarged part of the dwellinghouse will not have more than a single storey.

(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 enlarged part of the dwellinghouse will not be within 2 metres of the boundary of the curtilage of the dwellinghouse, nor will the height of the eaves of the enlarged part 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 –

- exceed 4 metres in height,
- have more than a single storey, or
- have a width greater than half the width of the original dwellinghouse

- The enlarged part of the dwellinghouse will extend beyond a wall forming a side elevation of the original dwellinghouse but will not exceed 4 metres in height, will not have more than a single storey and will not have a width greater than half the width of the original dwellinghouse.
- Original house width: 8195mm. Proposed extension width 2850mm.

(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 enlarged part of the dwelling will not join any previous extensions.

(k) it would consist of or include -

- the construction or provision of a verandah, balcony or raised platform,
- the installation, alteration or replacement of a microwave antenna,
- 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.

- The proposals will not include any of these elements.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or
- (ca) 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 (b) and (c).

- The dwellinghouse is not on article 2(3) land.

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

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

- (i) obscure-glazed, and
- (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

- No upper floor side facing windows are proposed.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

- No upper storey is proposed.

B. Loft conversion and extension

Permitted under Class B.

B.1 Development is not permitted by Class B if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

- Permission to use the dwellinghouse as a dwellinghouse has not been granted under these Classes.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

- No part of the proposals will exceed the height of the highest part of the roof of the existing roof.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

- No part of the dwellinghouse will extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case

- The property is a semi-detached dwelling. The resulting roof space will not exceed the cubic content of the original roof space by more than 40 cubic metres. **See Appendix 1 for volumes.**

(e) it would consist of or include -

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

- Not applicable to these proposals.

(f) the dwellinghouse is on article 2(3) land

- The house is not sited on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions –

(a) 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 dwellinghouse

- The materials used will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The main roof will be tiled and the dormer will have vertical hung tiled faces. The new gable side will be brick.

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

- The eaves of the roof will be maintained throughout, other than at the hip-to-gable enlargement.

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

- The enlargement closest to the eaves of the original roof will be more than 0.2 metres from the existing eaves.

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

- No part of the enlargement will extend beyond the outside face of any external wall of the original dwellinghouse.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -

(i) obscure-glazed, and

- Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse will be obscure-glazed.

(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

- Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse will be 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.

C. Insertion of roof windows to the existing roof

Permitted under Class C.

C.1 Development is not permitted by Class C if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

- Permission to use the dwellinghouse as a dwellinghouse has not been granted under these Classes.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

- The alterations will not protrude more than 0.15 metres beyond the plane of the slope of the original roof.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

- The alterations will not be higher than the highest part of the original roof.

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

- Not applicable to these proposals.

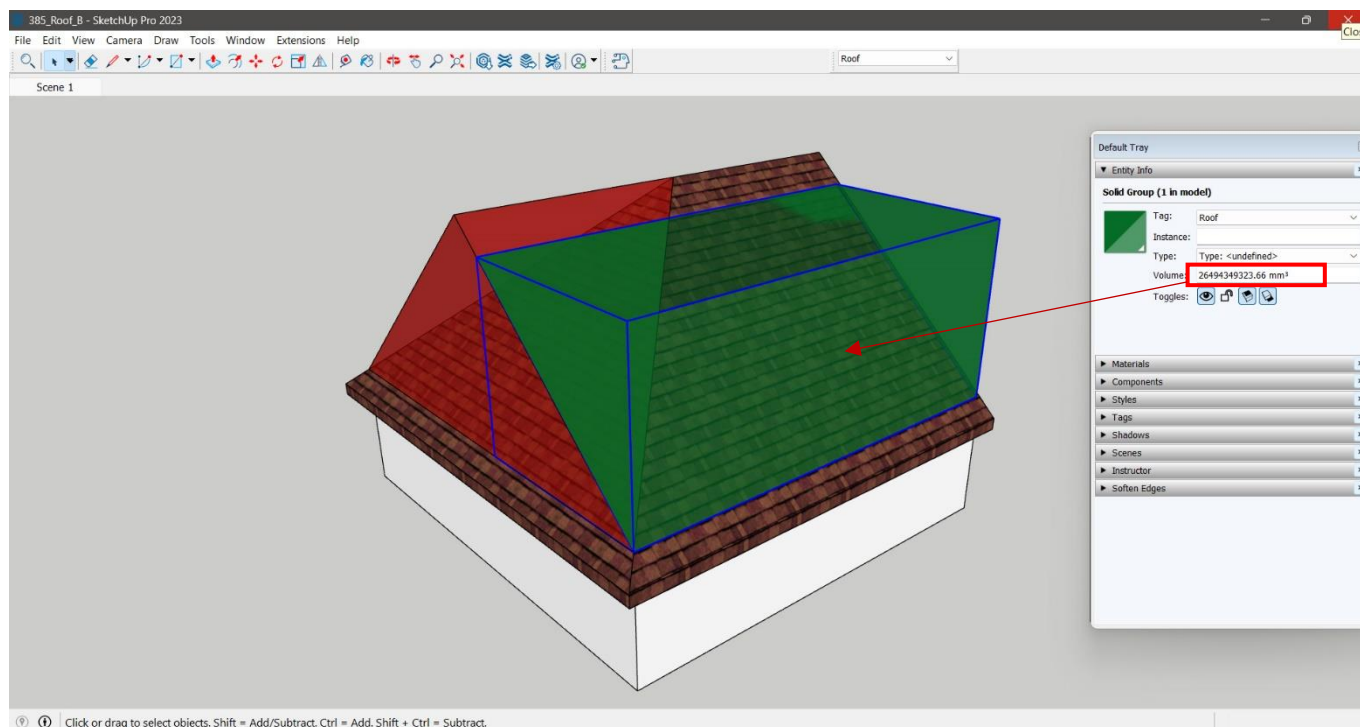
C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

(a) obscure-glazed; and

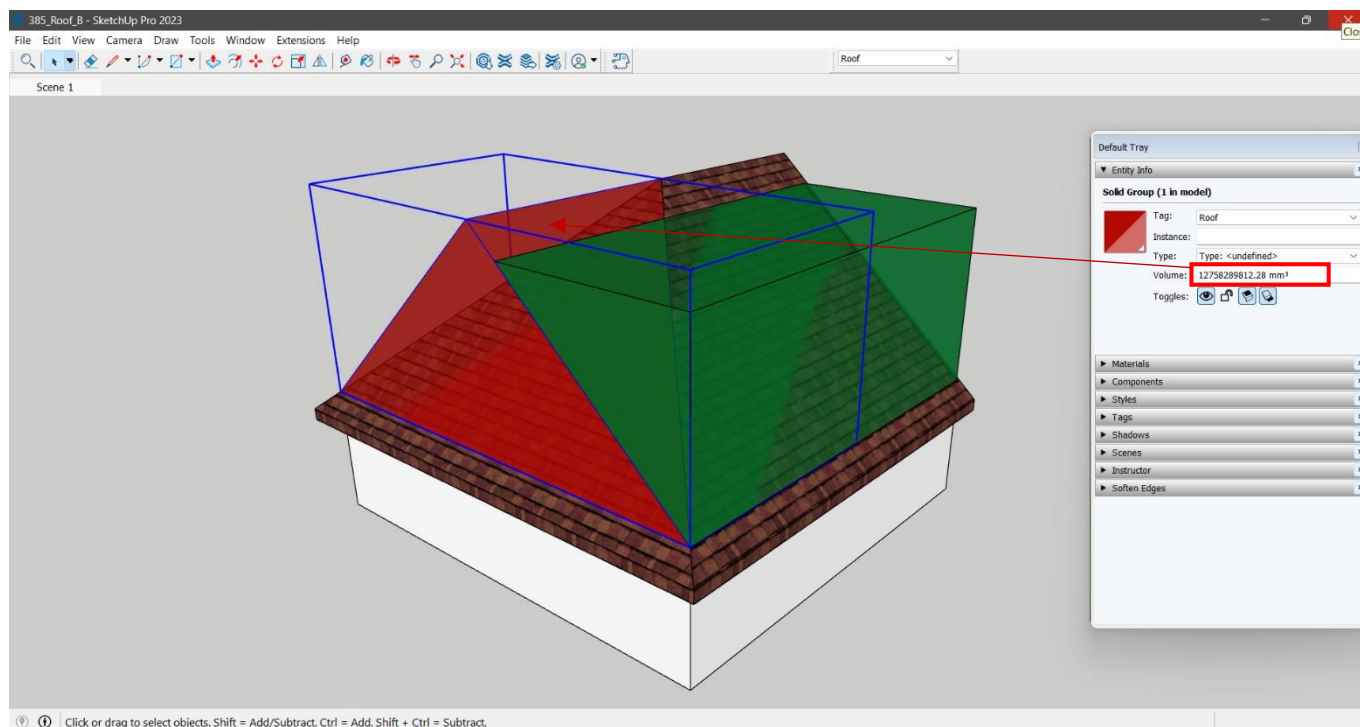
(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Appendix 1 Volume calculations:

1. Dormer section – Volume: 26.5 m³



2. Gable section – Volume: 13 m³



Combined total of roof extensions – 49.5 m³