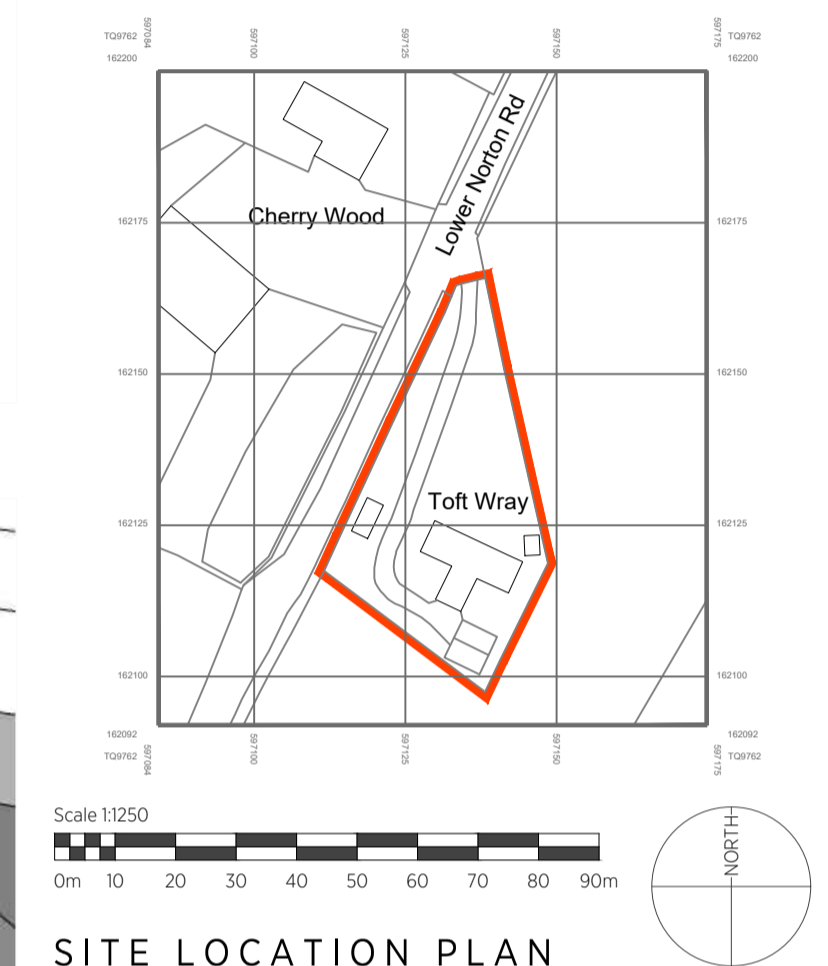


Do not scale from drawings - scale bars have been provided for planning purposes only. If a setting out dimension is required, please ask. When working with existing structures and services, any contractor is to check/ make own survey record against what is presented in these documents - in particular when below ground items are exposed. Drawings to be read in conjunction with any written specifications, schedules and specialist consultants design information.

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Status: **LAWFUL DEVELOPMENT WITH PRIOR APPROVAL**

Revision: C Submission to Local Authority Date: 27.02.2024



## W - Rear & side extension

- Class A.1 (a) - permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [FIG.] M, [F2MA.] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use); **This is property has always been a dwellinghouse.**
- Class A.1 (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); **This does not exceed 50%, refer to areas listed on drawing PA\_003.**
- Class A.1 (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; **This will not exceed the highest part of the existing dwellinghouse.**
- Class A.1 (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 proposed eaves will not exceed that of the existing dwellinghouse.**
- Class A.1 (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 proposal will do neither.**
- Class A.1 (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (i) 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 (ii) exceed 4 metres in height; **Class A.1 (i) Enlarged part of the dwellinghouse will not be within 2 metres from the boundary of the curtilage. Refer to paragraph (g). The proposal will not exceed 4metres in height.**
- Class A.1 (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— (i) 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 (ii) exceed 4 metres in height; **The proposal will extend no more than 8 metres, and will not exceed more than 4metres in height.**
- Class A.1 (h) - the enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) 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 proposal is only single storey.**
- Class A.1 (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 proposal will be at all times more than 2metres from the boundary of the curtilage of the dwellinghouse.**
- Class A.1 (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, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse; **Class A.3 (a) Enlarged part of the dwelling house will have materials will have materials similar to those used in the construction of the existing house: The proposal will not exceed 4 metres in height, will only have a single storey and has a width no greater than half the width of the original dwelling house.**
- Class A.1 (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). **Together with existing enlargements, the proposal does not exceed limits set out in sub-paragraphs (e) to (j).**
- Class A.1 (k) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) 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. **i, ii & iii do not apply to this proposal. For iv, please refer to Class B.1 (c) below.**
- Class A.2 - **the proposal is not located on Article 2(3) land.**
- Class A.3 (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; **Pitched roof construction will be red clay tiles to match the existing house. Window systems will give similar visual appearance to those on the existing house.**
- Class A.3 (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 (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 (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.. **The proposal will have obscured glass to for any upper storey windows on the side elevation (rooflights). the rooflights will be place more than 1.7m above the floor of the room.**
- Class B.1 (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 proposed works will extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse.**

**prince&gisbey architects**  
RIBA Chartered Practice

enquiry@pandarch.co.uk | www.pandarch.co.uk | 51 Shamrock Ave, Whitstable, CTS 4EL  
T: 07764 495 301 or 07970 625 236 | Prince & Gisbey Architects Ltd (co no: 12064082)

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Scale: 1/200 Date: Feb 2024 Drwn Crd: MG BP

**Proposed side rear extension**

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