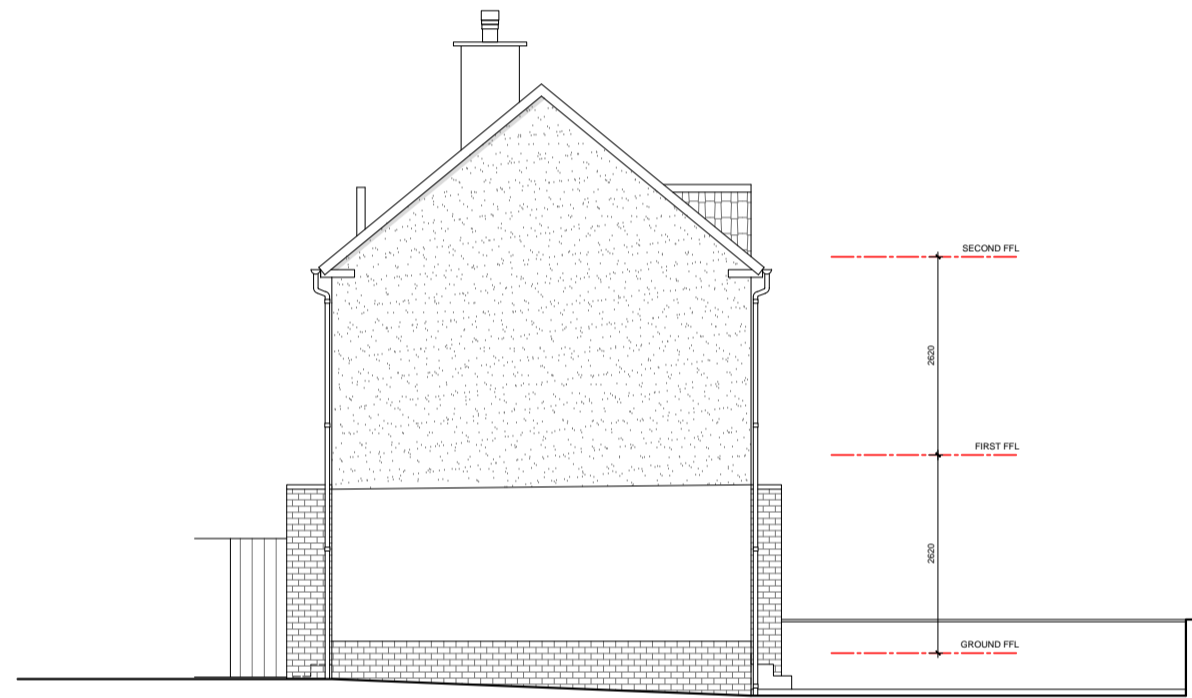
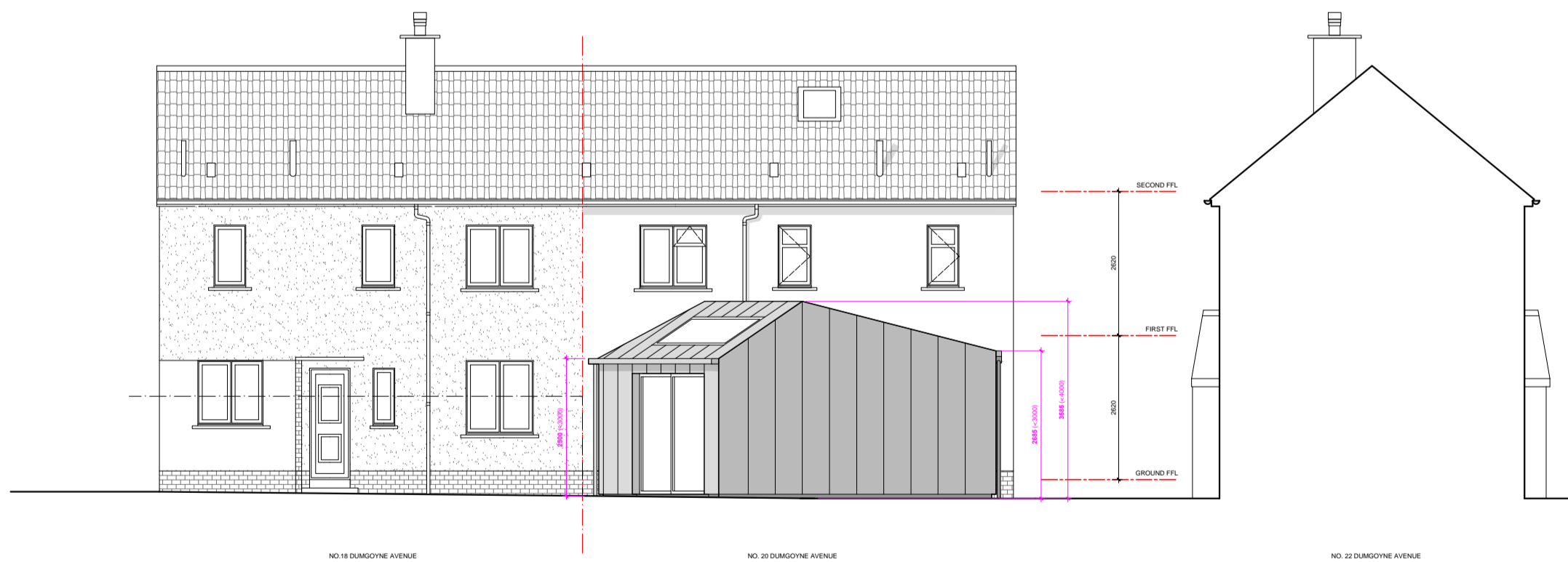


NORTH EAST ELEVATION AS PROPOSED

EXISTING HOUSE DOES NOT FORM PART OF A 'TERRACE' AS IT IS CONJOINED TO ONLY 1 OTHER PROPERTY - TERRACES ARE DEFINED IN THE PERMITTED DEVELOPMENT GUIDANCE AS 'SITUATED IN A ROW OF THREE OR MORE'.



SOUTH EAST ELEVATION AS PROPOSED



SOUTH WEST ELEVATION AS PROPOSED

PERMITTED DEVELOPMENT:

THE PROPOSED GROUND FLOOR EXTENSION FULFILLS ALL PERMITTED DEVELOPMENT CRITERIA FOR GROUND FLOOR EXTENSIONS:

CLASS 1A -

- (1) ANY ENLARGEMENT OF A DWELLINGHOUSE BY WAY OF A SINGLE STOREY GROUND FLOOR EXTENSION, INCLUDING ANY ALTERATION TO THE ROOF REQUIRED FOR THE PURPOSE OF THE ENLARGEMENT.
- (2) DEVELOPMENT IS NOT PERMITTED BY THIS CLASS IF—
 - (a) ANY PART OF THE DEVELOPMENT WOULD BE FORWARD OF A WALL FORMING PART OF THE PRINCIPAL ELEVATION OR SIDE ELEVATION WHERE THAT ELEVATION FRONTS A ROAD;
 - (b) ANY PART OF THE DEVELOPMENT WOULD BE WITHIN 1 METRE OF THE BOUNDARY OF THE CURTILAGE OF THE DWELLINGHOUSE AND IT WOULD EXTEND BEYOND THE LINE OF THE WALL FORMING PART OF THE REAR ELEVATION THAT IS NEAREST THAT BOUNDARY BY MORE THAN—
 - (i) 3 METRES IN THE CASE OF A TERRACE HOUSE; OR
 - (ii) 4 METRES IN ANY OTHER CASE;
 - (iii) THE HEIGHT OF THE EAVES OF THE DEVELOPMENT WOULD EXCEED 3 METRES;
 - (iv) ANY PART OF THE DEVELOPMENT WOULD EXCEED 4 METRES IN HEIGHT;
 - (v) AS A RESULT OF THE DEVELOPMENT THE AREA OF GROUND COVERED BY THE RESULTING DWELLINGHOUSE WOULD BE MORE THAN TWICE THE AREA OF GROUND COVERED BY THE ORIGINAL DWELLINGHOUSE;
 - (c) AS A RESULT OF THE DEVELOPMENT THE AREA OF GROUND COVERED BY DEVELOPMENT WITHIN THE FRONT OR REAR CURTILAGE OF THE DWELLINGHOUSE (EXCLUDING THE ORIGINAL DWELLINGHOUSE AND ANY HARD SURFACE OR DECK) WOULD EXCEED 50% OF THE AREA OF THE FRONT OR REAR CURTILAGE RESPECTIVELY (EXCLUDING THE GROUND AREA OF THE ORIGINAL DWELLINGHOUSE AND ANY HARD SURFACE OR DECK); OR
 - (d) IT WOULD BE WITHIN A CONSERVATION AREA

ELEVATIONS AS PROPOSED

A:	TITLES AMENDED TO "PROPOSED"	02.04.24
REV:	AMENDMENT	DATE:
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JOB DESCRIPTION :	HOUSE ALTERATIONS & EXTENSION	

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P L A N N I N G