

| Rear Extension:<br>Requirements and relevant Class of the GPDO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How proposal meets Class:                                                                                                                                                                                                                                                                                                                                                                                        |     |
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| <b>Class A of the GPDO:</b><br>A.1 Development is <b>not</b> permitted by Class A if –<br>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 3 of this Schedule (change of use)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | a. The property was originally constructed as a dwelling, not via Class M,N,P PA or Q.                                                                                                                                                                                                                                                                                                                           | ✓   |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | b. The existing site area (excluding the original dwelling house) totals 213m². The total area covered by non-original buildings (proposed extensions combined) totals 21.2m² equaling 9.9% coverage.                                                                                                                                                                                                            | ✓   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | c. The proposed extension does not exceed the highest part of the roof.                                                                                                                                                                                                                                                                                                                                          | ✓   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | d. The height of the eaves does not exceed the highest eaves of the existing house, in line with the GPDO technical guidance.                                                                                                                                                                                                                                                                                    | ✓   |
| e. the enlarged part of the dwellinghouse would extend beyond a wall which -<br>(i) forms the principal elevation of the original dwellinghouse; or<br>(ii) fronts a highway and forms a side elevation of the original dwellinghouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | e. The proposed extension does not extend beyond such walls as defined in (i) and (ii).                                                                                                                                                                                                                                                                                                                          | ✓   |
| f. the enlarged part of the dwellinghouse would have a single storey and -<br>(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<br>(ii) exceed 4 metres in height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | f. The proposed rear extension is single storey.<br>(i) The proposal extends beyond the rear wall of the original house by more than 3m - <b>see section g below.</b><br>(ii) The proposal does not exceed 4m in height.                                                                                                                                                                                         | N/A |
| 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 -<br>(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<br>(ii) exceed 4 metres in height                                                                                                                                                                                                                                                                                                                                                                                                                | g. The property is not on article 2(3) land nor on a site of special scientific interest and the proposed rear extension is single storey.<br>(i) The proposal extends beyond the rear wall of the original house by 4m.<br>(ii) The proposal measures 3.7m high so does not exceed 4m in height.<br>Prior Approval Not Required under Ref: AWD/0796/26                                                          | ✓   |
| h. the enlarged part of the dwellinghouse would have more than a single storey and -<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br>(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                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | h. N/A - The proposed extension is 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | i. The proposed extension is within 2m of the boundary, and the height of the eaves does not exceed 3m.                                                                                                                                                                                                                                                                                                          | ✓   |
| j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –<br>(i) exceed 4 metres in height,<br>(ii) have more than a single storey, or<br>(iii) have a width greater than half the width of the original dwellinghouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | j. N/A - the rear extension does not extend beyond the side elevation.                                                                                                                                                                                                                                                                                                                                           | N/A |
| k. it would consist of or include -<br>(i) the construction or provision of a verandah, balcony or raised platform,<br>(ii) the installation, alteration or replacement of a microwave antenna,<br>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(iv) an alteration to any part of the roof of the dwellinghouse.                                                                                                                                                                                                                                                                                                                                                                                                                                         | k.<br>(ii) The proposed extension doesn't include a verandah, balcony or raised platform,<br>(ii) The proposed extension doesn't include the installation, alteration or replacement of a microwave antenna,<br>(iii) The proposed extension doesn't include the installation, alteration or replacement of a flue or SVP.<br>(iv) The proposal doesn't include alteration to any part of the roof of the house. | ✓   |
| A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -<br>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;<br><br>b. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;<br><br>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<br><br>ca. any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be exceeds or would exceed the limits set out in sub-paragraphs (a) and (c) | A.2 - N/A - The house is not on article 2(3) land.                                                                                                                                                                                                                                                                                                                                                               | ✓   |
| A.3 Development is permitted by Class A subject to the following conditions-<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A.3 Development is permitted by Class A subject to the following conditions-<br>a. Materials are proposed to be of a similar appearance to those present on the house as existing.                                                                                                                                                                                                                               | ✓   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |
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| b. any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be -<br>(i) obscure-glazed, and<br>(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.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | b. N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓           |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | c. The proposed roof matches the existing pitch of the original house.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓           |
| <b>Loft Conversion:</b><br><b>Requirements and relevant Class of the GPDO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>How proposal meets Class:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |
| <b>Class B of the GPDO:</b><br>B.1 Development is <b>not</b> permitted by Class B if -<br>a. any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | B.1 -<br>a. Proposal does not exceed the existing ridge line height and the rear dormer addition remains below existing ridge line.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓           |
| b. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | b. The proposal does not extend beyond the plane of the existing roof area fronting the highway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓           |
| c. the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -<br>50 cubic metres in the case of a detached or semi-detached house                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | c. The volume increase of the proposed roof totals 40m³, made up of Dormer Extension (22.8m³) and Hip to Gable Extension (17.2m³).                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓           |
| d. it would consist of or include -<br>(i) the construction or provision of a veranda, balcony or raised platform, or<br><br>(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | d. The proposal does not include works as detailed in section (i) as no balconies, verandas or raise platforms are proposed. The proposal does not include works to a chimney or flue but does include extension of the existing SVP, however, this element meets the criteria set out in Class G - See below.                                                                                                                                                                                                                                                                                              | ✓           |
| e. the dwellinghouse is on article 1(5) land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | e. The property in not on Article 1(5) land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓           |
| Conditions:<br>B.2 Development is permitted by Class B subject to the following conditions -<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Conditions:<br>B.2 Development is permitted by Class B subject to the following conditions -<br>a. the materials used shall match or shall be of a similar appearance to those present on the existing house.                                                                                                                                                                                                                                                                                                                                                                                               | ✓           |
| b. the enlargement shall be constructed so that –<br>(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 –<br>(i)a) The eaves of the original roof are maintained or reinstated; and<br>(i)b) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves, measured along the roof slope from the outside edge of the eaves; and<br><br>(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 | b. –<br>(i) A hip to gable extension forms part of this proposal. The proposed dormer extension will be constructed so that:<br>(i)a) The eaves of the original roof will be maintained; and<br>(i)b) the edge of the rear dormer closest to the eaves of the original roof maintains an area of sloped roof measuring 20cm or greater (Proposal measures 355mm - see drawings); and<br><br>(ii) The proposed dormer and roof will not project beyond the line of the rear facade, nor will it project past the boundary line of the property taken to be the centre line of the party wall at either side. | ✓<br>✓<br>✓ |
| c. any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -<br><br>(a) obscure-glazed, and<br><br>(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                                                                                                                                                                                                                                                                                                                                                                                                                                                        | c. Proposed window in side elevation -<br><br>(i) To be obscure glazed, and;<br><br>(ii) Non-opening (shown 'fixed' on drawings).                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓           |
| <b>Class C of the GPDO:</b><br>Under Class C the following limits and conditions apply:<br>C.1 Development is not permitted by Class C if -<br>b. the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Class C of the GPDO:</b><br><br>C.1 -<br>b. Velux roof windows are proposed to the front elevation. these will not project more than 150mm beyond the roof plane                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓           |
| <b>Class G of the GPDO:</b><br>G.1 Development is not permitted by Class G if -<br>(a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Class G of the GPDO:</b><br>G.1 -<br>(a) Chimneys and SVPs shall not exceed the highest part of the roof by 1m or more                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓           |
| (b) in the case of a dwellinghouse on article 1(5) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-<br>(i) fronts a highway, and<br><br>(ii) forms either the principal elevation or a side elevation of the dwellinghouse.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (b) The property in not on Article 1(5) land-<br>(i) N/A<br><br>(ii) N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓           |

The proposed loft conversion **COMPLIES** with all requirements ✓

## PLANNING

Notes:  
> Issued for Planning Approval. Do not use for the purposes of ordering/purchasing. Do not scale for construction purposes.  
> Planning Authority may scale from drawings for their use in determining any application. Any figured dimensions shown should take precedence over those scaled from the drawing.  
> Drawing to scales as noted. All dimensions in millimetres unless noted otherwise. Check all dimensions and levels on site.  
> These drawings are subject to Planning and Building Regulation Approval or any other statute in law before construction commences.  
> For details of all structural, mechanical and electrical works where mentioned, refer to relevant specialist's drawings, specification and documentation.  
> If any discrepancies are found in the drawings these are to be brought to the attention of Daintree Design for rectification.  
> Boundary lines are indicative only. Exact location of boundaries should be determined on site before work commences.  
> Drawing to be printed in colour.

Rev | Date | Description | By | Chk



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DAINTREE DESIGN

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Title  
Permitted Development  
Compliance Sheet

Scale  
N/A

Date  
August 2026

Drawing Number  
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