Permitted Development Compliance Matrix
82, Victoria Road, Shoreham by Sea BN43 5WS

Below is a review of the proposed design for compliance with permitted development criteria

Class A Permitted development	
A. The enlargement, improvement or other alteration of a dwellinghouse	PROPOSED DEVELOPMENT
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, PA or Q of Part 3 of this Schedule (change of use)	The property has always been a dwelling house. The applicant has lived there continuously since 2009.
(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);	Complies – The area of the existing curtilage is 41.9sqm The proposed extension is 5.4sqm NOTE: Previous extensions were constructed before 1948 and are therefore considered part of the original house. Even if that were not the case, the “original” curtilage was a maximum of 63.2 sqm, and the total area of all extensions, including the proposed is 26.7 sqm, which is still less than 50% of the area.
(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;	Complies – not higher
(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;	Complies – not higher
(e) the enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwelling house ; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Complies -rear extension proposed, does not extend beyond front or side elevations
(f) 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	Complies – single storey extension projecting not more than 3m from rear façade of existing terraced dwellinghouse.
(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 (Subject to neighbour consultation scheme)	Complies – single storey extension projecting not more than 3m from rear façade of existing terraced dwellinghouse.
(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 dwelling house being enlarged which is opposite the rear wall of that dwellinghouse	N/A – single storey extension
(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	Complies – eaves less than 3m
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –	N/A – no extension beyond a side elevation

(i) exceed 4 metres in height (ii) have more than a single storey height, or (iii) have a width greater than half the width of the original dwelling house (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)	
(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.	Complies – no balcony, microwave antenna, chimney, flue or roof alteration proposed. Internal alteration to soil pipe permitted development under Class G – see below
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)	N/A
Conditions 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 existing dwelling house	Complies – materials selected to match existing – refer to drawings
(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	Complies – No windows on side elevation below 1.7m of the room floor level.
(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practical, be the same as the roof pitch of the original dwellinghouse.	N/A– single storey extension

Class G – Permitted development	
G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.	
G.1 Development is not permitted by Class G 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 3 of this Schedule (change of use)	The property has always been a dwelling house.
(b) 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	Complies – vent pipe height not altered
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which— (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N/A