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PERMITTED DEVELOMENT REQUIREMENTS

FOR PROPOSED
SINGLE STOREY REAR EXTENSION
LOFT CONVERSION
AND
ALTERATIONS

AT

69 GRAND AVENUE
LANCING

PLANNING SITUATION FOR THE PROPOSED SINGLE STOREY EXTENSION:

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land cladding of any part of the exterior of a dwelling (and extensions) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development. *Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. The term ‘original house’ means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so. * Sheds and other outbuildings must be included when calculating the above 50% limit.
3. Extensions forward of the principal elevation or side elevation of a house and fronting a highway are NOT permitted development.
4. On designated land side extensions are not permitted development. On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 9) which runs until 30 May 2019 does NOT apply.
5. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.
6. Width of side extension must not have a width greater than half the width of the original house.
7. Side extensions to be single storey with a maximum height of four metres.

8. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
9. Single storey rear extension must not extend beyond the rear of the original house by more than 3m an attached house or by 4m if a detached house. In addition, outside designated land and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019. These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the neighbour consultation scheme.
10. Single storey rear extension must not exceed a height of four metres.
11. Maximum eaves and ridge height of extension no higher than existing house.

However iin addition, outside designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30th May 2019. These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the neighbour consultation scheme.

As the proposed rear extension will measure 3.8m (attached house), then the neighbour consultation scheme will apply.

PLANNING SITUATION FOR THE PROPOSED LOFT CONVERSION:
Loft conversion (Roof extension) A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.
1. Loft conversions are NOT permitted development for houses on designated land.
2. To be permitted development any additional roof space created must not exceed these volume allowances: • 40 cubic metres for terraced houses. • 50 cubic metres for detached and semi-detached houses. Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.
3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
4. Materials to be similar in appearance to the existing house.
5. No part of the extension to be higher than the highest part of the existing roof.
6. Verandas, balconies or raised platforms are NOT permitted development.
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed. © Planning Portal 2016
8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house. Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders – Technical guidance' (PDF).
9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.

Proposed 'Hip to Gable' roof extensions shown = 13.5 cubic metres
Proposed Rear Facing Dormer shown = 28.3 cubic metres
Total = 41.8 cubic metres