NOTES IN SUPPORT OF APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE AND HOBBY ROOM AT 55, WEST WAY, LANCING, BN15 8LY

Rear extension

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class A applies

A.1 Development is not permitted by Class A if –
(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.
Existing area (excluding dwelling) = 242.17m2 therefore allowed 121.8m2
Proposed area of extension = 19.17m2 Proposed area of detached building = 43m2
Therefore area = 62.17m2 ok
(b) The height of the extension does not exceed the height of the highest part of the roof of the existing dwelling
(c) The height of the eaves of the part of the dwelling house enlarged does not exceed the height of the eaves of the existing dwelling house.
(d) The enlarged part of the dwelling house does not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling.
(e) The enlarged part of the dwelling house has a single storey but does not extend beyond the rear wall of the original dwelling by more than 3m nor exceeds 4m in height.
(f) The enlarged part of the dwelling house does not have more than one storey.
(g) The enlarged part of the dwelling house is within two meters of the boundary of the cutilage of the dwelling house but the height of the eaves of the enlarged part does not exceed 3m
(h) The enlarged part of the dwelling house does NOT extend beyond a wall forming a side elevation of the original dwelling house, does NOT exceed 4m in height , does NOT have more than one storey or have a width greater than half the width of the original dwelling house.
(i) It does not consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and ventilating pipe or an alteration to any part of the roof of the dwelling house.

A2 The dwelling is not on Article 1 (5) land

A3 The materials used in any exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

Detached garage and hobby room

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class E applies

A.1 Development is not permitted by Class E if –

(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.
Existing area (excluding dwelling) = 242.17m2 therefore allowed 121.8m2
Proposed area of extension = 19.17m2 Proposed area of detached building = 43m2
Therefore area = 62.17m2 ok
(b) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling.
(c) The building will not have more than one storey.
(d) The height of the building will not exceed 2.5m
(e) The height of the eaves of the building will not exceed 2.5m
(f) The building is not situated within the cartilage of a listed building
(g) The works will not include the construction or provision of a verandah, balcony or raised platform
(h) the works do not relate to a dwelling or a microwave antenna

E2 The land within the curtilage of the dwelling is not within a world heritage site, a national park, an area of outstanding natural beauty or the broads.

E3 The land within the cartilage of the dwelling is not Article 1 (5) land.