Certificate of Lawfulness at 14 Hawkins Close

Single Storey Side Extension

It is considered that the proposed side extension to this property is considered to be lawful meeting all the limits and conditions of Class A of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons:-

- No more than ½ the area of land around the original house would be covered by the addition.
- The extension is not on the principle elevation.
- Its width is less than ½ the width of the original property.
- The height is less than 4m.
- The eaves height is not higher than 3m within 2m of a boundary
- All materials will be similar in appearance to the existing dwelling.
- The proposal is not situated within a designated area.
- There are no verandas. balconies or raised platforms