

M Scott / Architectural Design

Statement in Support of a Certificate of Lawfulness Application

For

Proposed Single Storey Rear Extension

At

63 Wellingham Avenue, Hitchin, SG5 2UL.



M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

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Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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1. Introduction

- 1.1. This statement has been prepared in support of an application for a Certificate of Lawfulness for a proposed single storey rear extension at 63 Wellingham Avenue, Hitchin.
- 1.2. The proposal relates to a single storey rear extension to provide improved family accommodation, including an enlarged kitchen and dining space together with a home office.
- 1.3. This application is submitted on behalf of the property owner.

2. Site and Context

- 2.1. The application site comprises a semi-detached two storey family dwelling located within an established residential area of Hitchin.



Google Maps Satellite Image

- 2.2. The property currently provides three bedrooms and benefits from a rear garden area containing a dated detached garage structure.



Photographs of Property

- 2.3. The surrounding area is characterised by traditional suburban family housing with a mixture of original and extended properties.

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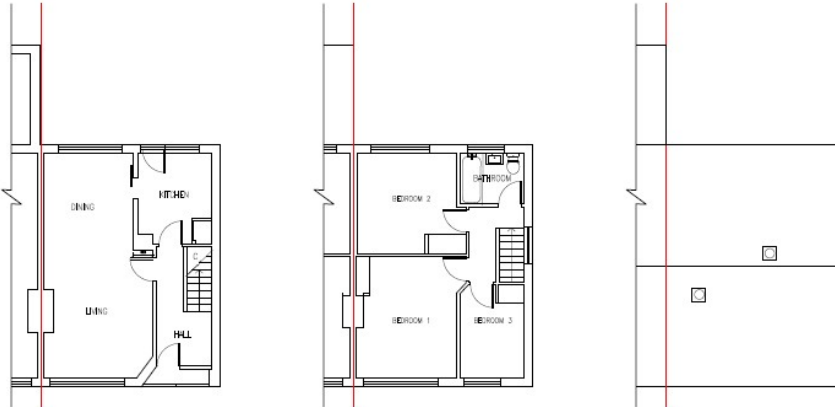
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2.4. The adjoining semi-detached property has previously been extended with a comparable rear addition.

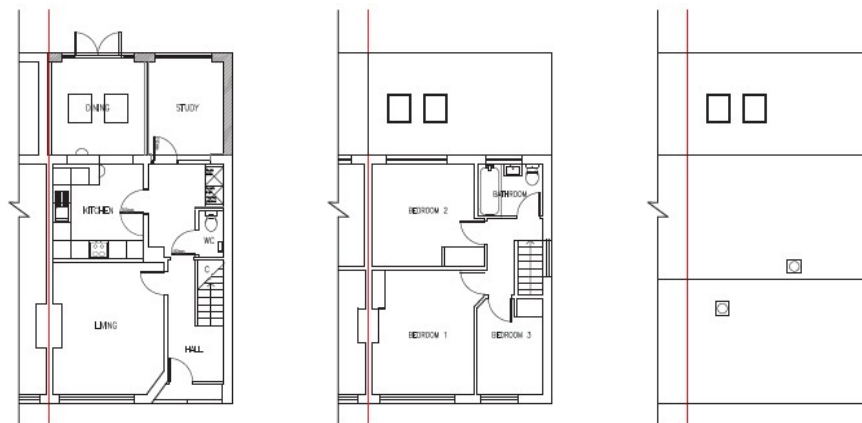


Existing Floor Plans

2.5. The site is not subject to any specific planning or heritage designations. The property is not listed and is not located within a Conservation Area.

3. Proposed Development

- 3.1. The proposal comprises a single storey rear extension extending across the width of the existing dwelling.
- 3.2. The extension projects 3 metres beyond the original rear wall of the dwelling and therefore falls within the parameters of permitted development as set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3.3. The extension will provide an enlarged family kitchen and dining area together with a dedicated office space to support home working.



Proposed Plans

3.4. The proposal also includes the removal of the existing detached garage structure within the rear garden, improving the overall quality and usability of the outdoor space.

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4. Permitted Development Compliance

- 4.1. The proposed extension has been designed to comply with the limitations and conditions set out under Class A of the GPDO 2015.
- 4.2. The proposal complies with the relevant criteria as follows:

Requirement	Compliance
Single storey rear extension to a semi-detached dwelling	Complies
Projection no greater than 3 metres beyond original rear wall	Complies
Maximum height not exceeding 4 metres	Complies
Eaves height not exceeding 3 metres within 2 metres of boundary	Complies
Materials to be similar in appearance to existing dwelling	Complies
Extension does not cover more than 50% of curtilage	Complies



Proposed Elevations

- 4.3. The extension will be constructed using materials to match the existing dwelling, including facing brickwork and interlocking concrete roof tiles.

Element	Proposed Material
External Walls	Facing brickwork to match existing dwelling
Roof	Interlocking concrete roof tiles to match existing dwelling
Windows & Doors	uPVC double glazed

- 4.4. No alterations are proposed to the principal elevation or front-facing roof slope.

5. Access

- 5.1. No changes are proposed to existing vehicular or pedestrian access arrangements.

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Google Street View showing Access

- 5.2. The extension will be accessed internally from the existing dwelling and will function as an integral part of the family home.

6. Conclusion

- 6.1. The proposed development comprises a modest single storey rear extension designed to improve the functionality of the existing dwelling for modern family living.
- 6.2. The proposal has been designed to comply fully with the requirements of Class A of the GPDO 2015.
- 6.3. The proposed development is therefore considered lawful, and a Certificate of Lawfulness is respectfully sought.

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