

EVIDENCE TO VERIFY APPLICATION
for Certificate of Lawful Development at
3 Spinney Close, Hitchin, SG4 9PD

The proposal is for a single-storey rear extension for a detached house.

Class A Development –

- The total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) does not exceed 50% of the total area of the curtilage
- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- 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
- The rear extension is a single-storey.
- The extension has a maximum height of 3.74m.
- The property is not on Article 1(5)
- External materials will be of a similar appearance to those used in the construction of the existing dwelling house.

The proposals are therefore considered allowable as Class A Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (England) Order 2015”