

45 Gower Road, Royston, SG8 5DU
Erection of a single-storey rear extension.
(Lawful Development Certificate).

We understand the proposal to be in accordance with Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Class A for the following reasons:

A.1

- a) The existing dwellinghouse has NOT been formed by virtue of Class M, N, P or Q of Part 3 of Schedule 2 of the GPDO.
- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- c) The height of the part of the dwellinghouse enlarged would NOT exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the part of the dwellinghouse enlarged would NOT exceed the height of the eaves of the existing dwellinghouse.
- e) The enlarged part of the dwellinghouse would NOT extend beyond a wall which-
 - i) forms the principal elevation of the original dwellinghouse; or
 - ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- f) The enlarged part of the dwellinghouse would have a single storey and-
 - i) does NOT extend beyond the rear wall of the original dwellinghouse by more than 3 metres.
 - ii) does NOT exceed more than 4 metres in height.
- g) The dwellinghouse is NOT on article 2(3) land or a SSSI and-
 - i) will NOT extend beyond the rear wall of the original dwellinghouse by more than 6 metres, or
 - ii) exceed 4 metres in height.
- h) N/A
- i) The enlarged part of the dwellinghouse would NOT be within 2 metres of the boundary of the curtilage of the dwellinghouse, and have eaves exceeding 3 metres in height.
- j) The enlarged part of the dwellinghouse would NOT extend beyond a wall forming a side elevation of the original dwellinghouse.
- k) the proposal would NOT consist or include-
 - i) the construction of a verandah, balcony or raised platform
 - ii) the installation, alteration or replacement of microwave antenna,
 - iii) the installation alteration or replacement of chimney, flue or soil and vent pipit, or
 - iv) an alteration to any part of the roof of the dwellinghouse.

A.2 The application site is NOT on article 2(3) land.

A.3

- a) The materials used in the exterior WILL be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- b) There are NO upper floor windows as part of this proposal.
- c) The proposal does NOT have more than one storey.

A.4

- (1) The proposal is allowed by paragraph A.1(g)
- (2) a)The written description of the proposed development “erection of a single storey rear extension”, i) projecting 4.1m from the rear elevation, ii) with a maximum ridge height of 3.4m iii) and a maximum eaves height of 2.15m.

b) Plan included within application documents.

c) 41 Gower Road, Royston, SG8 5DU, 47 Gower Road, Royston, SG8 5DU & 1 Evans Close, Royston, SG8 5DU.

d) Developer information to be provided at a suitable time.

Considering the above and read in conjunction with the supporting drawings, we believe the proposal to be fully in accordance with Class A of the GPDO and having confirmed prior approval is not required from the LPA (ref: 26/01172/NCS) we kindly request the LPA to provide a Lawful Development Certificate for the proposed works.

Kind Regards,

Kurt Gander-Howe

For and on behalf of KGH Studios Ltd

E: info@kghstudios.com | T: 07891607497

www.KGHStudios.com