

Evidence To Verify an Application for Certificate of Lawfulness (Proposed) at 75 Symonds Road, Hitchin, SG5 2JJ

Introduction

This statement has been prepared in support of an application for a Certificate of Lawfulness (Proposed) for the construction of a single-storey rear extension at 75 Symonds Road, Hitchin.

The proposal has been assessed against the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

The proposed development comprises a single-storey rear extension to the existing semi-detached dwellinghouse with a shallow pitched roof tied into the existing dwelling.

The extension will project approximately 3.0 metres beyond the original rear wall of the dwellinghouse and will have:

- An approximate eaves height of 2.5 metres; and
- An overall maximum height of approximately 3.6 metres.

The extension roof will incorporate low-profile rooflights (Velux-type) positioned flush within the roof slope.

External materials will match the appearance of the existing dwellinghouse.

No changes are proposed to the parking arrangements.

Assessment Against Schedule 2, Part 1, Class A

Enlargement, Improvement or Other Alteration of a Dwellinghouse

A.1 Limitations

A.1(a)

Development is not permitted if the total area of ground covered by buildings, enclosures and containers within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage.

The proposed extension will not result in more than 50% of the curtilage being covered by buildings. The proposal therefore complies with Class A.1(a).

A.1(b)

Development is not permitted if any part of the enlargement would extend beyond a wall which fronts a highway and forms either the principal elevation or a side elevation of the original dwellinghouse.

The proposed extension is located to the rear of the dwellinghouse and does not extend beyond any elevation fronting a highway. The proposal therefore complies with Class A.1(b).

A.1(c)

Development is not permitted if the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of a semi-detached dwellinghouse.

The application property is a semi-detached dwellinghouse. The proposed extension is single-storey only and projects 3 metres beyond the original rear wall. The proposal therefore complies with Class A.1(c).

A.1(d)

Development is not permitted if the enlarged part of the dwellinghouse would exceed 4 metres in height.

The proposed extension will have a maximum overall height of approximately 3.6 metres, which is below the maximum permitted height of 4 metres. The proposal therefore complies with Class A.1(d).

A.1(e)

Development is not permitted if the height of the eaves of the enlarged part would exceed the height of the eaves of the existing dwellinghouse.

The proposed extension will have an approximate eaves height of 2.5 metres, which remains below the eaves height of the existing dwellinghouse. The proposal therefore complies with Class A.1(e).

A.1(f)

Development is not permitted if the enlarged part of the dwellinghouse would extend beyond a side wall forming part of the original dwellinghouse.

The proposed extension does not extend beyond the side wall of the original dwellinghouse. The proposal therefore complies with Class A.1(f).

A.1(g)

Development is not permitted if the width of the enlarged part would exceed half the width of the original dwellinghouse.

The proposed extension does not exceed half the width of the original dwellinghouse. The proposal therefore complies with Class A.1(g).

A.1(h)

Development is not permitted if it would consist of or include the construction or provision of a veranda, balcony or raised platform.

The proposal does not include a veranda, balcony or raised platform. The proposal therefore complies with Class A.1(h).

A.1(i)

Development is not permitted if it relates to a dwellinghouse on article 2(3) land and would consist of or include the cladding of any part of the exterior of the dwellinghouse.

The site is not located within Article 2(3) land and no external cladding is proposed. External materials will match the appearance of the existing dwellinghouse. The proposal therefore complies with Class A.1(i).

A.1(j)

Development is not permitted if the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

The proposed extension is single-storey only. This limitation is therefore not applicable.

Materials and Design

In accordance with Class A.3(a) of the GPDO, the materials used in the construction of the extension will be of a similar appearance to those used in the existing dwellinghouse.

The extension roof will incorporate low-profile rooflights (Velux-type) set flush within the roof slope to minimise visual impact. The rooflights will not project prominently above the plane of the roof surface.

Conclusion

The proposed single-storey rear extension at 75 Symonds Road, Hitchin, SG5 2JJ has been assessed against the relevant provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal complies with the relevant limitations and conditions of the GPDO and therefore constitutes lawful permitted development.

Accordingly, it is respectfully requested that a Certificate of Lawfulness (Proposed) be granted.

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