

Permitted Development Check

Proposed new single storey rear extension at 52 High Dane, Hitchin.

A Certificate of Lawful Development (Proposed) is applied for to confirm that the proposed single storey rear extension, as described in drawings NCA.393.PL002-004 are permitted development under the Country Planning (General Permitted Development) Order 1995 by the Town and Country Planning (General Permitted Development) (Amendment) (No.2)(England) Order 2008.

The development as drawn is covered by Part 1. Development within the curtilage of a dwelling house of the Country Planning Order.

Reference has been made to the technical guidance document 'Permitted Development for Householders revised September 2019, from the Department for Communities and Local Government (DCLG). This sets out the rules concerning what extensions, improvements and alterations a householder may make to their house and the area around it without the need for an application for planning permission.

The proposed new extension accords with the rules and policies of the order and are explained with reference to the above noted drawings.

The property is not in a Conservation Area and does not have a Local Authority Article 4 Direction removing or restricting permitted development rights.

Generally, the proposals are covered in Part 1 (development within the curtilage of a dwelling) of the Order, and within sub-divisions; Class A - enlargement, improvement or alteration;

The area of the site (curtilage) is about 325sqm. The ground floor of the original house is 45sqm, the total ground floor coverage was 70sqm. The proposed ground floor plan of the house with the proposed extension, will total 59sqm, with a total floor area covered by the proposed of 84sqm or 26% of the total site area, which is less than the 50% permitted area of the curtilage.

Single Storey Rear Extension (Class A)

b. The total area of ground covered by the original dwelling and any outbuildings does not exceed 50% of the curtilage of the site. Total area of 32% covered (see general note above);

c. The height of the part of the extension does not exceed the highest part of the roof of the existing dwelling;

d. The height of the eaves of the extension does not exceed the height of the eaves of the existing dwelling;

e. The extension does not extend beyond the line of the principle elevation;

f. The rear extension does not exceed 3 metres from the rear wall of the original detached house and does not exceed 4 metres in height;

i. The rear extension is within 2m of the site boundary and the eaves are to be a maximum of 3m in height.

Condition A3. Materials used are to be similar in appearance to those used in the construction of the existing dwelling.

END