

Lawful Development Certificate Supporting Statement

Proposed Side Single-Storey Extension (WC)

68 Gaping Lane, Hitchin, SG5 2JE

1. Introduction

This application seeks a Lawful Development Certificate for the erection of a single-storey side extension to facilitate a WC at 68 Gaping Lane, Hitchin.

The application is submitted under Section 192 of the Town and Country Planning Act 1990 (as amended) to confirm that the proposed development would constitute permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).

2. Site and Surroundings

The application property comprises a single dwellinghouse located within an established residential area of Hitchin.

The site is not located within designated land, and the property is not listed.

The dwelling remains in use as a single dwellinghouse and therefore benefits from permitted development rights under Schedule 2, Part 1 of the GPDO.

3. Original Dwellinghouse

For the purposes of this assessment, the “original dwellinghouse” is taken as the dwelling as it existed on 1 July 1948, or as first built if constructed after that date, in accordance with the definition set out in the GPDO.

4. Description of Proposed Development

The proposed works comprise:

- Construction of a single-storey side extension to accommodate a WC
- The extension is located to the side of the dwellinghouse and fronts the highway but is set back from the principal elevation
- The extension is located within 1 metre of the boundary
- Eaves height of approximately 2.7 metres above ground level
- Maximum height of approximately 3.4 metres to the ridge of the pitched roof
- A footprint of approximately 2.4 sqm

5. Permitted Development Assessment

The proposal has been assessed against Schedule 2, Part 1, Class A of the GPDO.

Class A permits the enlargement, improvement or other alteration of a dwellinghouse, subject to compliance with the limitations set out under A.1, the restrictions under A.2, and the conditions under A.3.

A.1 Limitations

A.1(a) – The dwellinghouse has not been created through permitted development rights under Part 3; therefore, this limitation does not apply.

A.1(b) – The total curtilage of the site, excluding the original dwellinghouse, is approximately 319 sqm. The existing site coverage is approximately 44.7 sqm. The proposed development would add approximately 2.4 sqm, resulting in a total site coverage of approximately 47.1 sqm. This equates to approximately 14.8% of the curtilage, which is well below the 50% limit.

A.1(c) – The maximum height of the extension is approximately 3.4 metres, which does not exceed the height of the existing dwellinghouse.

A.1(d) – The eaves height of approximately 2.7 metres does not exceed the eaves height of the existing dwellinghouse.

A.1(e) – The extension fronts a highway but is set behind the line of the principal elevation of the original dwellinghouse and therefore does not extend beyond a wall forming the principal elevation.

A.1(f) – Not applicable, as this limitation relates specifically to rear extensions. The proposed development comprises a side extension and is therefore assessed under the relevant provisions of Class A.

A.1(g) – The larger home extension provisions do not apply.

A.1(h) – The proposal is single-storey; therefore, this limitation does not apply.

A.1(i) – The extension is located within 2 metres of the boundary; however, the eaves height does not exceed 3 metres, being approximately 2.7 metres, and therefore complies.

A.1(j) – The proposal constitutes a side extension and complies with the relevant criteria:

- It is single storey
- The height does not exceed 4 metres
- The width of the proposed extension is approximately 1 metre, which does not exceed half the width of the original dwellinghouse, approximately 5.9 metres, with half being 2.95 metres, and therefore complies with this limitation

A.1(ja) – The cumulative enlargement of the dwellinghouse remains within the limits set out under Class A.

A.1(k) – The development does not include a veranda, balcony, raised platform, or other restricted additions.

A.1(l) – The dwellinghouse was not constructed under Part 20 of the GPDO.

A.2 Article 2(3) Land

The site is not located within Article 2(3) land, and therefore no additional restrictions apply.

A.3 Conditions

A.3(a) – Materials used in external works will be of a similar appearance to those used in the construction of the existing dwellinghouse.

A.3(b) – No upper-floor windows in a side elevation are proposed.

A.3(c) – Not applicable, as the development is single storey.

Conclusion

The proposed development has been assessed against the relevant provisions of Schedule 2, Part 1, Class A of the GPDO.

The assessment demonstrates that the proposed side extension complies with all relevant limitations, restrictions and conditions.

Accordingly, the proposed development would constitute permitted development within the meaning of Article 3 of the GPDO and would therefore be lawful.

Under Section 192 of the Town and Country Planning Act 1990, the Local Planning Authority is required to determine whether the proposed development would be lawful if carried out at the time of the application.

On this basis, it is respectfully requested that a Lawful Development Certificate be granted.