

7 Deva Close
St. Albans
Hertfordshire
AL3 4JS

Planning Application at:
32 Hughes Road, Hays, UB3 3AW

We consider that our application for the above site is lawful since it complies with all relevant clauses as contained within the “Permitted development for householders - Technical Guidance” namely the following:

CLASS A
ENLARGEMENT, IMPROVEMENT, OR ALTERATION

A1, (b); (c); (d) and (g), (i) and (ii)
And fulfils the Conditions as set in A3; (a)

CLASS D
PORCHES

D1; (b); (c) and (d)

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Director
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CLASS A

PROPOSED ENLARGEMENT OF CLASS A – ENLARGEMENT, IMPROVEMENT, OR ALTERATION

A.1 Development is not permitted by Class A if –

- (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 exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

TOTAL AREA COVERED BY THE BUILDING IS NOT MORE THAN 50%

- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

EXTENSION IS SINGLE STOREY

- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

EXTENSION DOES NOT EXCEED THE EAVES HEIGHT

- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height

EXTENSION EXTENDS BY 4M BEYOND THE REAR WALL OF THE ORIGINAL HOUSE

CONDITIONS

A.3 Development is permitted by Class A subject to the following conditions -

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

MATERIALS USED IN CONSTRUCTION ARE SIMILAR TO THOSE USED ON THE ORIGINAL HOUSE

CLASS D – PORCHES

D1. Development is not permitted by Class D if –

- (b) the ground area (measured externally) of the structure would exceed 3 square metres

AREA MEASURES 2.928M2

- (c) any part of the structure would be more than 3 metres above ground level or

EAVES HEIGHT IS 2.650M

- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

HIGHWAY IS 5.53M AWAY