

The original house at 50 Woodstock Gardens is a bungalow on a simple rectangular plan, and attached on one side to 52 Woodstock Gardens.

Woodstock Gardens changes direction here through 90 degrees.

Superficially this is a corner house, but because of the shape of no.52's front garden only one side of the house faces directly on to the Highway.

This side also has the front door, accessed straight ahead through a gate from the pavement.

This long, street facing elevation with the front door is therefore the Principal Elevation.

From that it follows that the party wall with no.52 is the rear elevation, and the remaining two shorter elevations are the sides.

The current proposal is for;

- A single storey extension 3.7m beyond the one of these side elevations that does not face either leg of Woodstock Gardens (a highway).

The proposed **side extension** is Permitted Development under Schedule 2 part 1 **Class A** of the General Permitted Development Order 2015 because:

- A1 (a) The building has always been a dwelling house.
- (b) The combined extensions and remaining outbuilding still leave over 50% of the original ground unbuilt. Garage of 14.3m<sup>2</sup> (already built) + new extension 18.5m<sup>2</sup> = 32.8m<sup>2</sup> to be built on curtilage excluding house of 122m<sup>2</sup>.
- (c) The extension roof is lower than the highest part (ridge) of the existing house.
- (d) The new eaves are the same as the original house – the gutter continues
- (e) There is no extension towards either leg of the highway
- (f) The extension is not behind the rear wall
- (g) N/A (Prior Notification under A4 is not applicable)
- (h) N/A. No rear extension
- (i) The extension eaves are 2.45m (<3m) high
- (j) (i) The single storey side extension is 3.95m (< 4m high) to the top of the roof  
(ii) It is less than half the width (3.7m / 7.6m) of the original house.
- (k) There is no verandah, chimney, etc.

- A2 The site is not on article 2(3) land

And the extensions meet the conditions of A3.

- A3 (a) Materials will match the existing house as shown on the accompanying elevation drawings
- (b) The side window is not on an upper storey (single storey extension)
- (c) N/A The extension is single storey. And it has a roof of matching pitch.

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