

# LAWFUL DEVELOPMENT CERTIFICATE STATEMENT

**Site Address: 11 Aragon Drive, Ruislip, Hillingdon, HA4 9PR**

## 1. Description of Development

The proposed development comprises:

- Erection of a single-storey rear extension
- Construction of a rear dormer loft extension, including hip-to-gable roof alteration
- Installation of rooflights to the side roof slope

The application seeks confirmation that the proposed works constitute permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## 2. Planning Assessment – Permitted Development

### 2.1 Rear Extension (Class A)

The proposed single-storey rear extension complies with the limitations of Class A as follows:

- Projects 2.697m from the original rear wall (within 3.0m limit for semi-detached property)
- Maximum height approx. 3.569m (below 4.0m limit)
- Eaves height approx. 2.338m (below 3.0m limit within 2m of boundary)
- Does not extend beyond a side elevation
- Materials match the existing dwelling
- Site Coverage (PD Compliance)

The site measures 322 sqm, with the original dwelling occupying 66 sqm, leaving 256 sqm of land. The proposed extensions total 27 sqm, which is well below the 50% allowance (128 sqm) and therefore complies with Permitted Development requirements.

The proposal therefore complies with Class A of Part 1.

### 2.2 Loft Conversion (Class B)

The proposed roof alterations comply with Class B as follows:

- Semi-detached property with volume increase of 48.47m<sup>3</sup> (below 50m<sup>3</sup> limit)
- Dormer located on rear roof slope only
- Does not extend beyond principal elevation
- Set down from ridge and set in from eaves
- Materials match existing

The proposal therefore complies with Class B of Part 1.

### 2.3 Rooflights (Class C)

Rooflights are proposed on the side roof slope:

- Do not project more than 150mm beyond roof plane
- Side-facing windows are obscure glazed and non-opening below 1.7m

The proposal complies with Class C of Part 1.

## 3. Principal Elevation and Site Context

The dwelling is located on a corner plot; however:

- Extensions are located to the rear
- No development extends beyond a principal elevation fronting a highway

The proposal does not conflict with permitted development restrictions.

## 4. Conclusion

The proposed development complies with Class A, Class B, and Class C of Schedule 2, Part 1 of the GPDO 2015 (as amended). Accordingly, the works constitute permitted development and a Lawful Development Certificate should be granted.