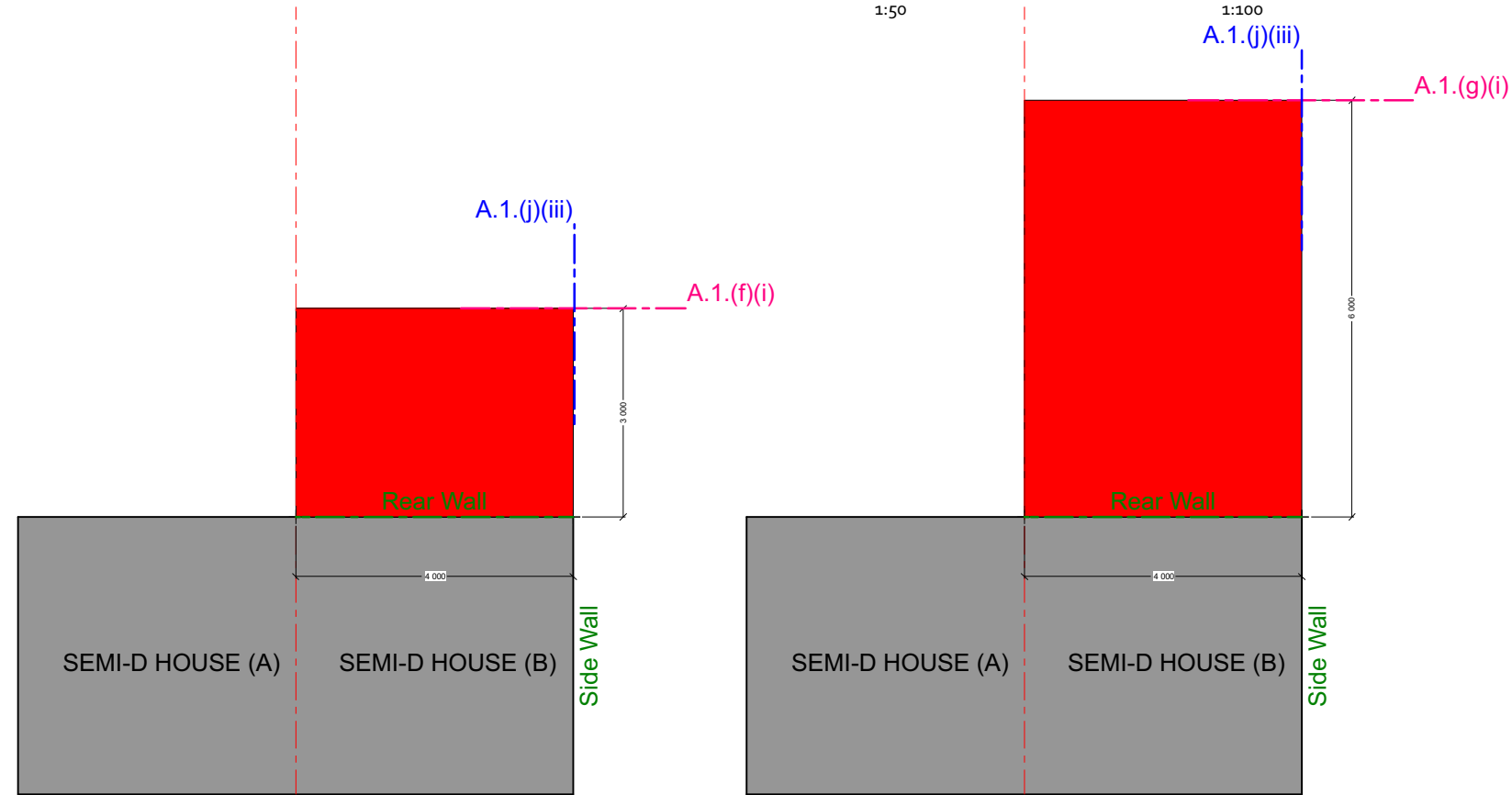
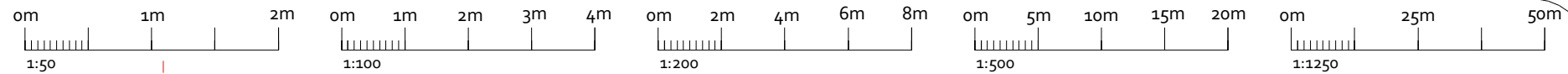
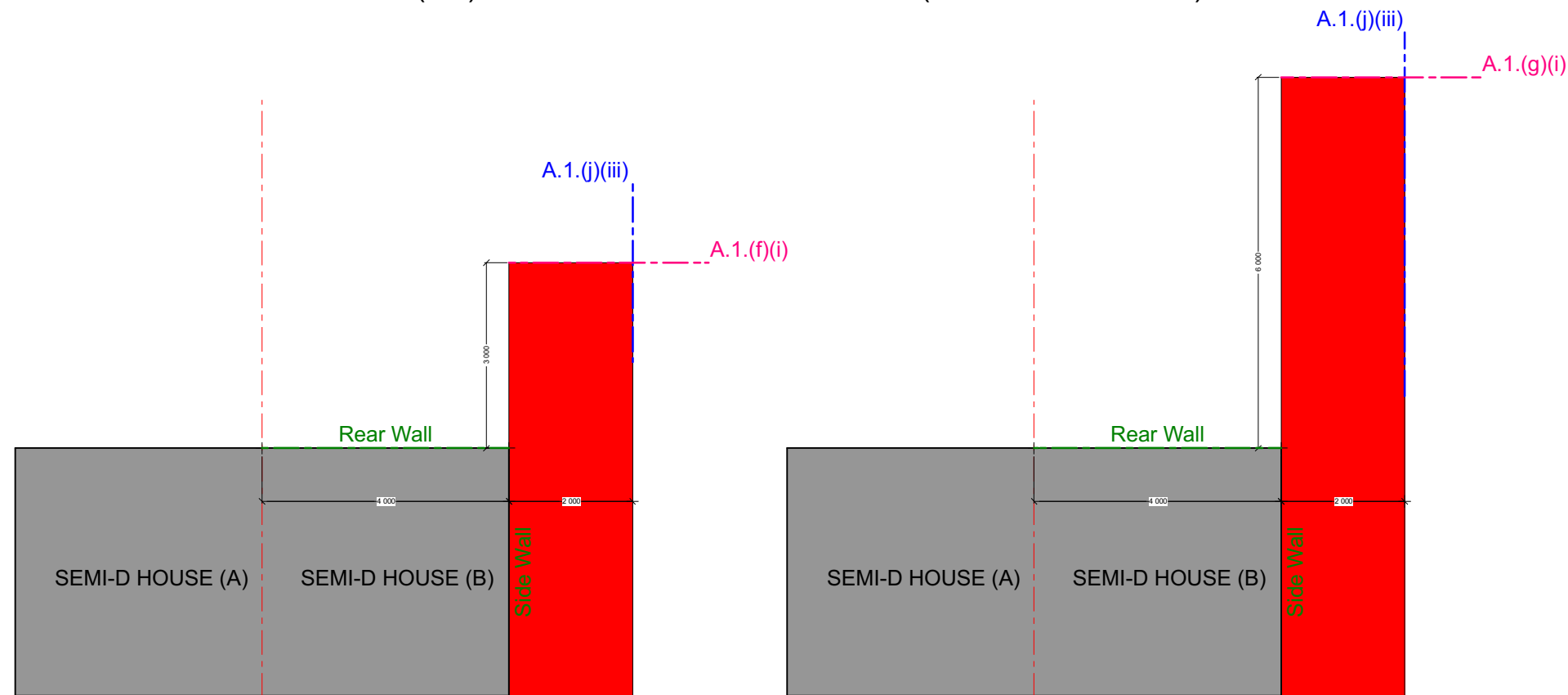




CASE A (PD)

CASE B (PRIOR APPROVAL)



CASE C (PD)

CASE D (PRIOR APPROVAL)

Under Schedule 2 Part 1 Class A the GPDO 2015: enlargement, improvement or other alteration of a dwellinghouse is applicable a single storey extension (either on the side or at the rear)

In particular Class A.1(f) says:

- (f) subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

The above paragraph set 3 conditions and it doesn't appear to be specifically restricted to a rear extension only, but generally people assume this part is only applicable to a single storey rear extension situation when it is not.

The above paragraph does mention "extend beyond the rear wall of the ORIGINAL dwellinghouse", which is applicable to:

- 1) a straight forward rear extension beyond the rear wall of the original dwellinghouse up to 3m or 4m (depends on the house type),
- 2) as well as a side to rear extension beyond the side and the rear walls of the original dwellinghouse up to 3m or 4m (depends on the house type). This is shown on page 20 of the GPDO TG. More importantly, A.1(f) is a qualifying factor for the side to rear extension.

Therefore in order to meet the 3 conditions set under Class A.1(f) "the enlarged part" of the dwellinghouse and must be:-

- a single storey and
- extended beyond the rear wall of the original dwellinghouse by no more than 3 or 4m (depends on the house type).
- no more than 4m in height.

When applying to the side extension situation, condition A.1(f) is applicable to the side to rear extension where the max depth could only be 4m for (detached house) and 3m for (other types) BEYOND the rear wall of the original dwellinghouse. This clear shown on page 20 of the GPDO Technical Guidance.

Most poeple stop at this point when assessing the side to rear extension situation and consider that the maximum depth for this type of extension can only be 3m or 4m but forget to move on to the next section A.4(1).

Under the side to rear extension situation both A.1(f) & A.1(j) conditions have to be met in order to qualify for PD. Under A.4(1), it clearly states that ..."Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g)"

Since the A.1(f) is a condition/criteria for the side to rear extension situation as mentioned above and A.1(g) would allow the the development to exceed the limits in A.1(f). In other words A.1(g) would replace A.1(f) provided all other conditions under A4(2) are met.

In conclusion, the side to rear extension development would be qualified under the Prior Approval Scheme due to the relationships between A.1(f), A.1(g) & A.1(j).