

Evidence to Verify the application for a Lawful Development Certificate

Project

54 Woodrow Avenue, Hayes, London UB4 8QL

Date

August 7th 2022

The Proposal

Works to a Victorian mid-terrace house to include:

1. Rear ground floor extension

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for which this proposal meets is set out below.

Class A - single storey extension

The proposed rear extension is considered to be permitted development and not requiring an application for planning permission, as the following limits and conditions have been met:

- The extension (including previous extensions) and other buildings do not exceed 50% of the total area of land around the original house
- The extension is not proud of the principal elevation or side elevation of a house and it does not front a highway
- The extension is not on designated land
- The proposed materials used in exterior work to be similar in appearance to those of the exterior of the existing house
- The extension is single storey and within two metres of the boundary to the neighbouring properties, so has a maximum roof height of 3 metres
- The extension is 3m deep from each side of the rear wall, and therefore does not extend beyond the rear of the original house by more than 3m of the house
- The proposed eaves and ridge height of the extension are no higher than the existing house

Class B - Addition of Loft

The proposed loft is considered to be permitted development and not requiring an application for planning permission, as the following limits and conditions have been met:

- The volume of loft is under 40m³ (13.3m³) for a terraced house property.
- The loft is setback by 200mm from existing eaves and side boundary
- The proposed materials used in exterior work to be similar in appearance to those of the exterior of the existing house
- The proposed loft is not higher than the highest point of existing roof

Class C - Other alteration to the roof

The proposed addition of rooflights to the roof is considered to be permitted development and not requiring an application for planning permission, as the rooflights do not protrude more than 0.15m from the plane of the original slope of the roof

Class D - Porches

The proposed addition of porch is considered to be permitted development and not requiring an application for planning permission, as the external area of the porch is less than 3sqm and the height of the structure is less than 3m above the ground level. Also, the porch is more than 2m away from the boundary of the curtilage of the dwelling house with a highway