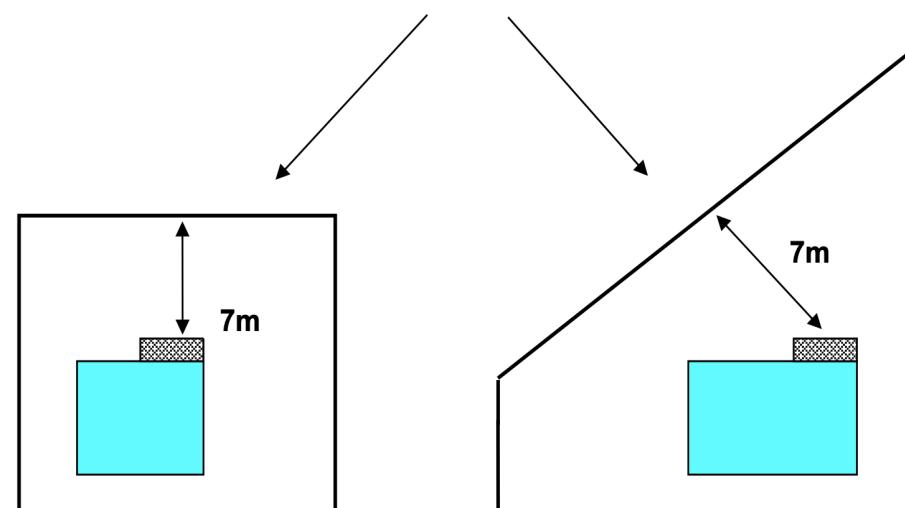


Pre Application - Two storey extension continued

Extract from Technical Guidance, Class A/A.1/h (page 21)

In addition, where the extension or enlarged part of the house has more than one storey, it must be a minimum of 7 metres away from any boundary of its curtilage which is opposite the rear wall of the house being enlarged. For example:

Boundary of the curtilage opposite the rear wall



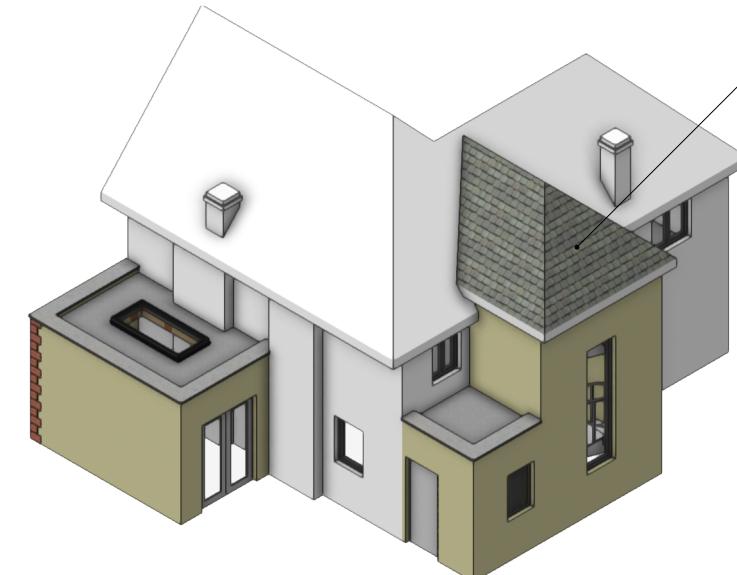
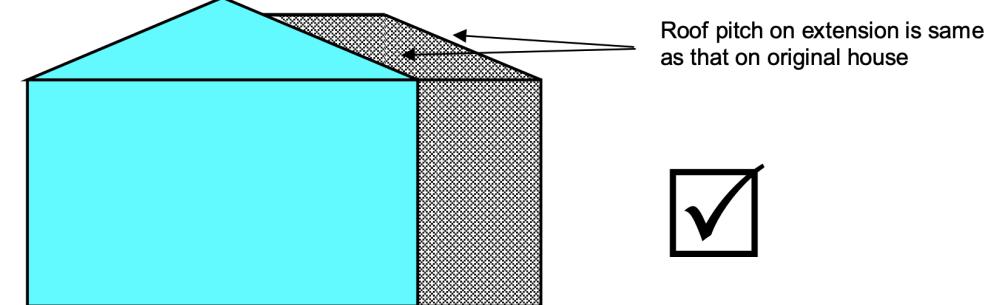
The enlarged part could be a two storey extension to a house, or might comprise the addition of a storey onto an existing single storey extension. Where a new extension is joined to an existing extension, under paragraph (ja) (see page 28) the limits in (h) apply to the size of the total enlargement (being the proposed enlargement together with the existing enlargement). The following example, showing a side view of a detached house, would not be permitted development. If a detached house has an existing, single storey, ground floor extension that was not part of the original house, and which extended beyond the rear wall by more than 3 metres, then it would not be possible to add an additional first floor extension above this without an application for planning permission – this is because the total enlargement of the house would then consist of more than one storey and would extend beyond a rear wall by more than 3 metres.

Pre Application - Two storey extension continued

Extract from Technical Guidance, Class A/A.3/C (page 32)

(c) **where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse**

For example:



ISSUE DATE REVISION

PROJECT 10 Lawn Avenue, West Drayton, UB7 7AQ

CLIENT Mr & Mrs Ghedia

DRAWING DAS 2

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not be scaled; only figured dimensions
should be used. Check and verify all
dimensions on site prior to commencing
any work. Any discrepancies should be
reported to the Architects immediately.

PROJECT # 2021.002 DWG # REV

DATE 14/06/2022

SCALE NTS

DRAWN JC CHKD

C05

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