

## **PLANNING STATEMENT**

### **Certificate of Proposed Lawful Development**

#### **56 DAWLISH DRIVE, RUISLIP, HA4 9SD**

**JOB NO: 4308**  
**JUNE 2022**

The proposals include the following works:

- Rear ground floor single storey extension
- Front porch
- Rear loft dormer extension
- Garden outbuilding
- External wall insulation to front and rear elevations

Please note that the dwelling is not a listed building.

The proposals are in line with the parameters of the Permitted Development rights as follow (see also accompanying drawings):

- A.1 (a) Remain as a single dwelling house.
- A.1 (b) Total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- A.1 (c) The height of the part of the dwelling house enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
- A.1 (d) The height of the eaves of the part of the dwelling house enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
- A.1 (e) The enlarged part of the dwellinghouse would not extend beyond a wall which
  - (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse
- A.1 (f) The enlarged part of the dwellinghouse would have a single storey and
  - (i) would extend no more than 3 metres beyond the rear wall of the original dwellinghouse
  - (ii) would not exceed 4 metres in height
- A.1 (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres.
- A.1 (k) Verandas, projecting balconies or raised platforms are not proposed.  
No installation, alteration or replacement of chimney flue is proposed.  
The relocation of the soil vent pipe on the rear elevation is covered under Class G.

- B.1 (a) Remain as a single dwelling house.
- B.1 (b) Top of dormer set no higher than the existing main roof ridgeline.
- B.1 (c) The proposed dormer is located at the rear of the property
- B.1 (d) Overall additional volume less than 40m<sup>3</sup>.
- B.1 (e) Verandas, projecting balconies or raised platforms are not proposed.  
No installation, alteration or replacement of chimney flue is proposed.  
The relocation of the soil vent pipe on the rear elevation is covered under Class G.
- B.1 (f) The property is not on designated land.
  
- B.2 (a) Materials are similar in appearance to the existing house.
- B.2 (b) Dormer set in on the rear roof slope from rear eaves and gable by at least 0.2m.  
No part extends beyond the outside face of any external wall of the original dwelling house.
- B.2 (c) The property is a mid-terrace house so there is no flank elevation for windows to be inserted.
  
- C.1 (a) Remain as a single dwelling house.
- C.1 (b) Rooflights are proposed to the front and rear and will not protrude more than 0.15m beyond the plane of the roof slope.
- C.1 (c) The rooflights set no higher than the original roof.
- C.1 (d) No installation, alteration or replacement of chimney flue is proposed.  
The relocation of the soil vent pipe on the rear elevation is covered under Class G.
  
- C.2 The property is a mid-terrace house so there is no roof slope forming a flank elevation for windows to be inserted.
  
- D.1 (a) Remain as a single dwelling house.
- D.1 (b) The ground area of the structure would not exceed 3 square metres.
- D.1 (c) No part of the structure would be more than 3 metres above ground level.
- D.1 (d) No part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.
  
- E (a) A garden outbuilding is proposed for a purpose incidental to the enjoyment of the dwelling house.
- E.1 (a) Remain as a single dwelling house.
- E.1 (b) Total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- E.1 (c) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- E.1 (d) The building would not have more than a single storey.
- E.1 (e) The height of the building, enclosure or container would not exceed  
(ii) 2.5 metres in the case of a building within 2 metres of the boundary of the curtilage of the dwellinghouse.
- E.1 (f) The height of the eaves of the building would not exceed 2.5 metres.
- E.1 (g) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- E.1 (h) The garden outbuilding includes provision of a raised platform that would not exceed 0.3m in height.
  
- G.1 (a) Remain as a single dwelling house.
- G.1 (b) The height of the relocated soil vent pipe does not exceed the highest part of the roof.
- G.1 (c) The relocated soil vent pipe will be relocated within the house and vent through the rear dormer roof.