Certificate of Lawful Development Application

198 Park Lane, Knypersley, ST8 7PN

Supporting Statement

The applicants wish to exercise their permitted development rights to achieve a **Class A** single-storey side extension, a **Class A** single-storey rear extension and a **Class D** porch.

Compliance with the permitted development rules is demonstrated below:

Class A – enlargement, improvement or alteration

A.1

(a) the use of the building as dwellinghouse has **not** been granted only be virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

(c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse

(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

(f) the enlarged part of the dwellinghouse would have a single storey and –

(i) **would** 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 **(however, paragraph (g) will be applied)**

(ii) **would not** exceed 4 metres in height

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

(i) **would not** extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **and**

(ii) **would not** exceed 4 metres in height

h) the enlarged part of the dwellinghouse would **not** have more than a single storey

(i) where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves of the enlarged part would **not** exceed 3 metres

(j) where the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, it would –

(i) **not** exceed 4 metres in height,

(ii) **not** have more than a single storey, or

(iii) **not** have a width greater than half the width of the original dwellinghouse

(ja) the new additions **will not** be joined onto any existing additions

(k) it would **not** consist of or include –

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse

A.2

the dwellinghouse **is not** on article 2(3) land

A.3

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

(b) **not applicable:** upper-floor windows are not proposed

(c) **not applicable:** the enlarged part of the dwellinghouse does not have more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse.

Class D - porches

This provides permitted development rights for the erection of a porch outside any external door of a house. D1. Development is not permitted by Class D if –

(a) the use of the building as dwellinghouse has **not** been granted only be virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

(b) the ground area (measured externally) of the structure would exceed **not** 3 square metres

(c) **no** part of the structure would be more than 3 metres above ground level or

(d) **no** part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway