

Class A - enlargement, improvement or alteration

A1 Development is not permitted by Class A if:-

- a. permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of class M,N,P,PA or Q
- b. as a result of the works, the total area of the ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage.
- c. the height of the part of the dwellinghouse enlarged, improved or altered would 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 exceed the height of the eaves of the existing dwellinghouse.
- e. the enlarged part of the dwellinghouse would 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. extend beyond the rear wall of the original dwelling by more than 4m in the case of a detached dwellinghouse ...
    - ii. exceed 4m in height
  - g. for a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest, 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 8m in the case of a detached dwellinghouse ...
    - ii. exceed 4m in height
  - h. the enlarged part of the dwellinghouse would have more than a single storey and :-
    - i. extend beyond the rear wall of the original dwellinghouse by more than 3m, or
    - ii. be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of the dwellinghouse.
  - i. the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m.
  - j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:-
    - i. exceed 4m in height,
    - ii. have more than a single storey, or
    - have a width greater than half the width of the original dwellinghouse
  - ja. any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs e-j.
  - k. it would 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. alteration to any part of the roof of the dwellinghouse

A2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by class A if:-

- a. it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- b. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- c. the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or
- ca. any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs b-c.

A3 Development is permitted by Class A to the following conditions :-

- a. materials used in any exterior work (other than materials used in the construction of a conservatory) shall be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.
- b. any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be :-
  - i. obscure-glazed, and
  - ii. non-opening unless the parts of the window can be opened are more than 1.7m above the floor of the room in which the window is installed.

General Issues of the guidance defines the following :-

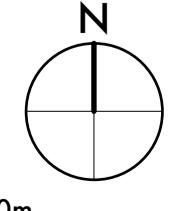
Existing - means a building as it existed immediately before the permitted development (for example a house extension) is undertaken. The existing house will include previous development to the house, whether undertaken as permitted development or as development resulting from a planning permission from the local authority.

Height - references to height (for example, the height of the eaves on a house extension) is the height measured to ground level. (note ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example, if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building).

Curtilage - is land which forms part and parcel with the house. Usually it is the area of land within which the house sits, or to which it is attached, such as a garden, but for some houses, especially in the case of properties with large grounds, it may be a smaller area.

Principal elevation - in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

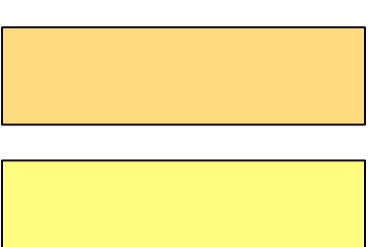
There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.



0m

20m

scale

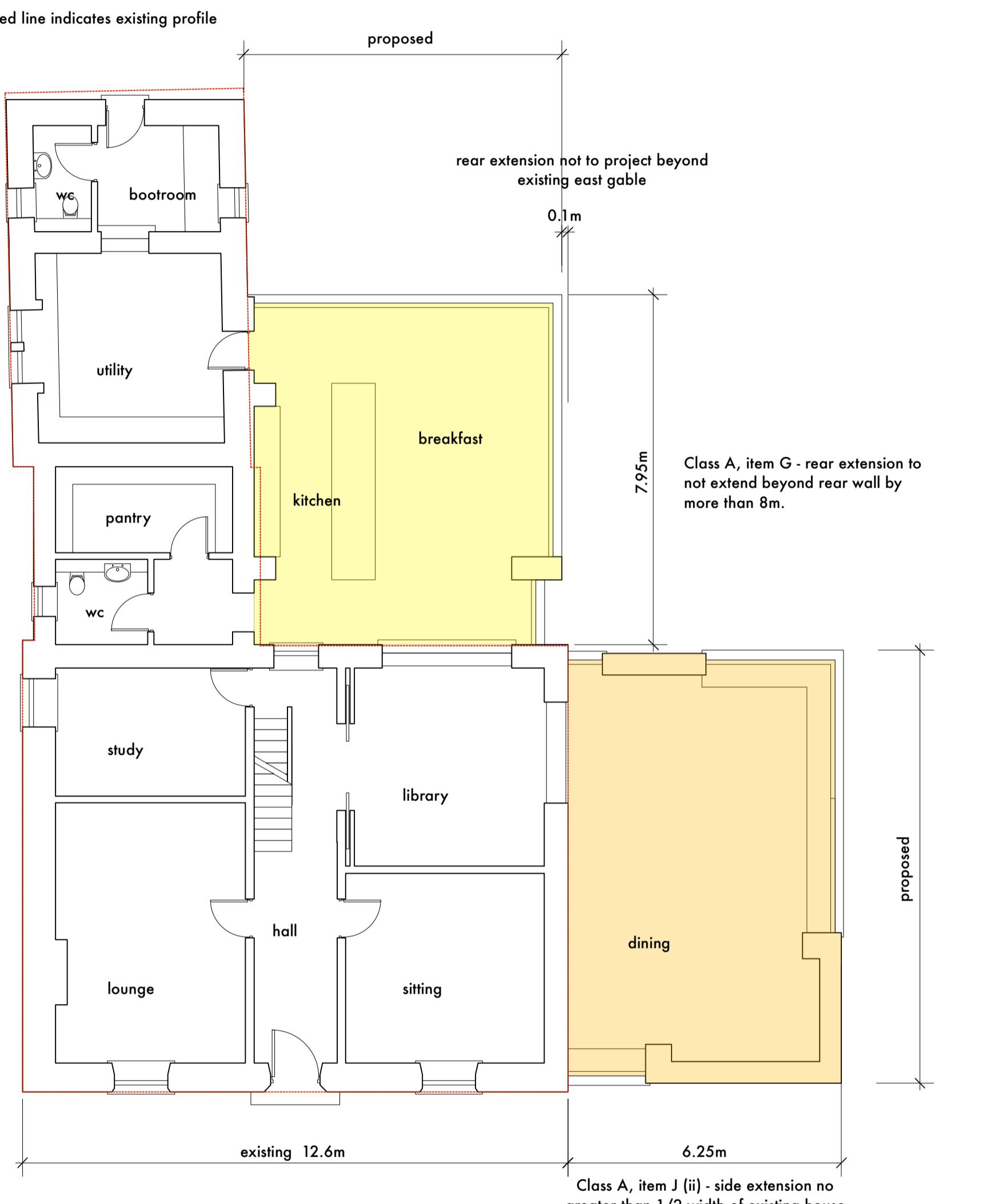


certificate of lawfulness application

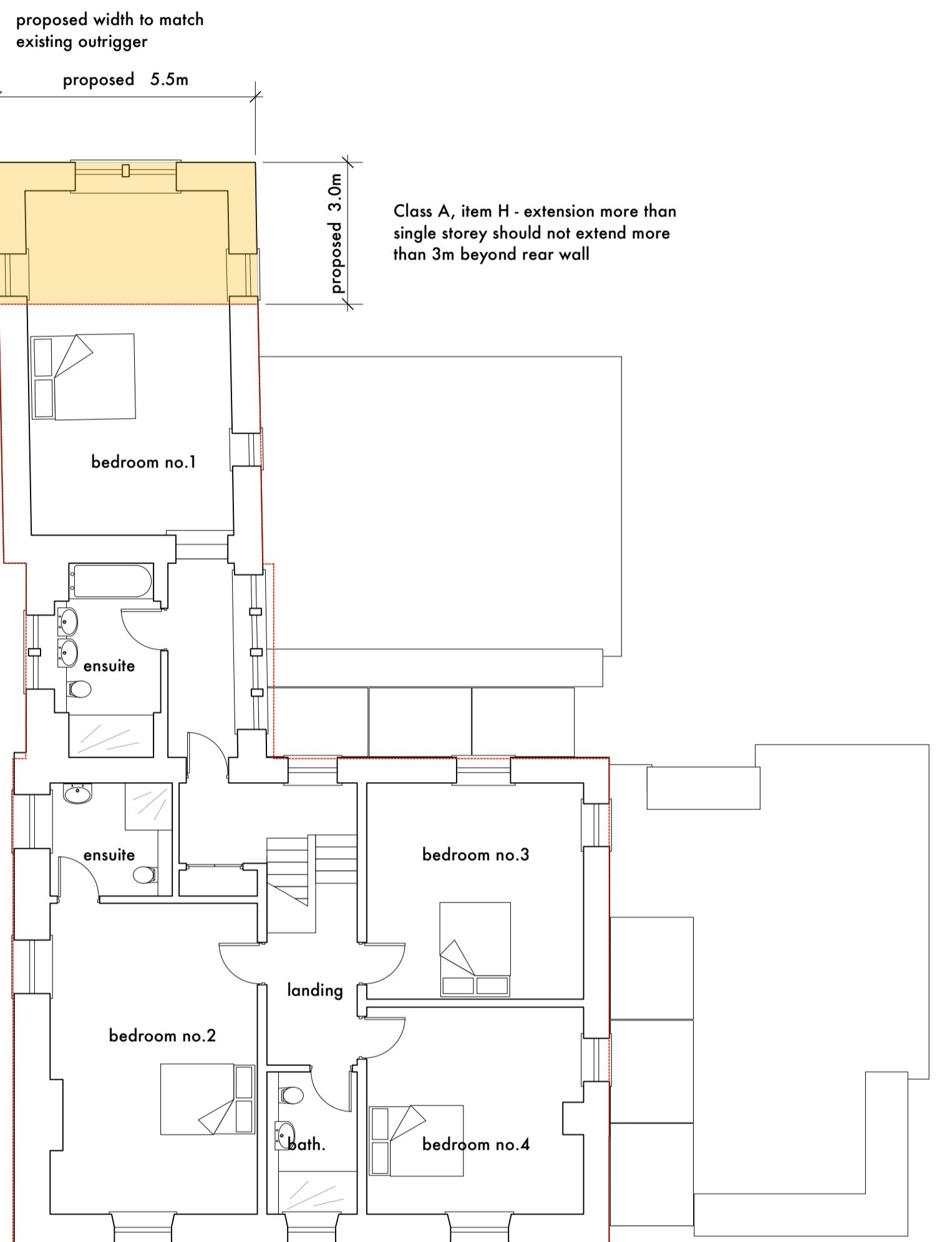
- single storey side extension (max. 1/2 width of original house)
- first floor rear extension (max 3.0m deep)

Prior notification application

- single storey rear extension (max 8.0m deep)



ground floor plan



first floor plan

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