

Class A - enlargement, improvement or alteration

A1 Development is not permitted by Class A if:-

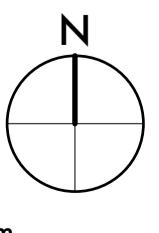
- a. permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of class M,N,P,PA or Q
- b. as a result of the works, the total area of the ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the 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 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. extend 4m in height (excluding parapets and eaves overhangs as note to item 'd'.
- 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-i.
- 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:-

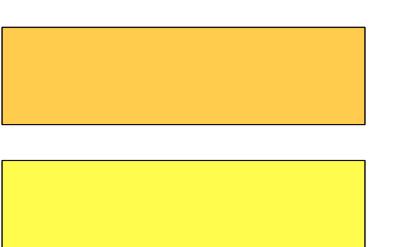
- a. it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- b. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- 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.



0m 20m scale

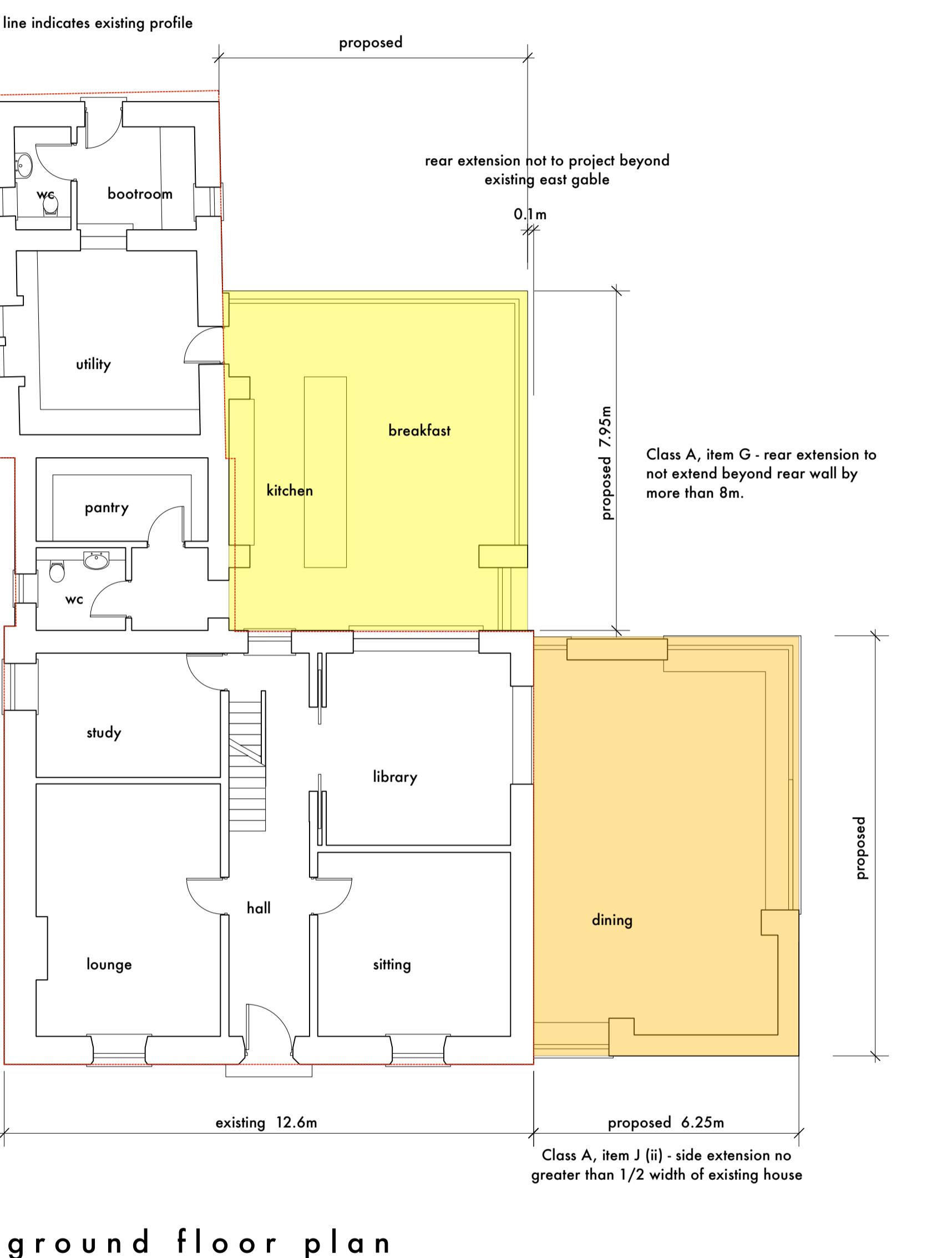


certificate of lawfulness application (ref. 3/2021/0477)

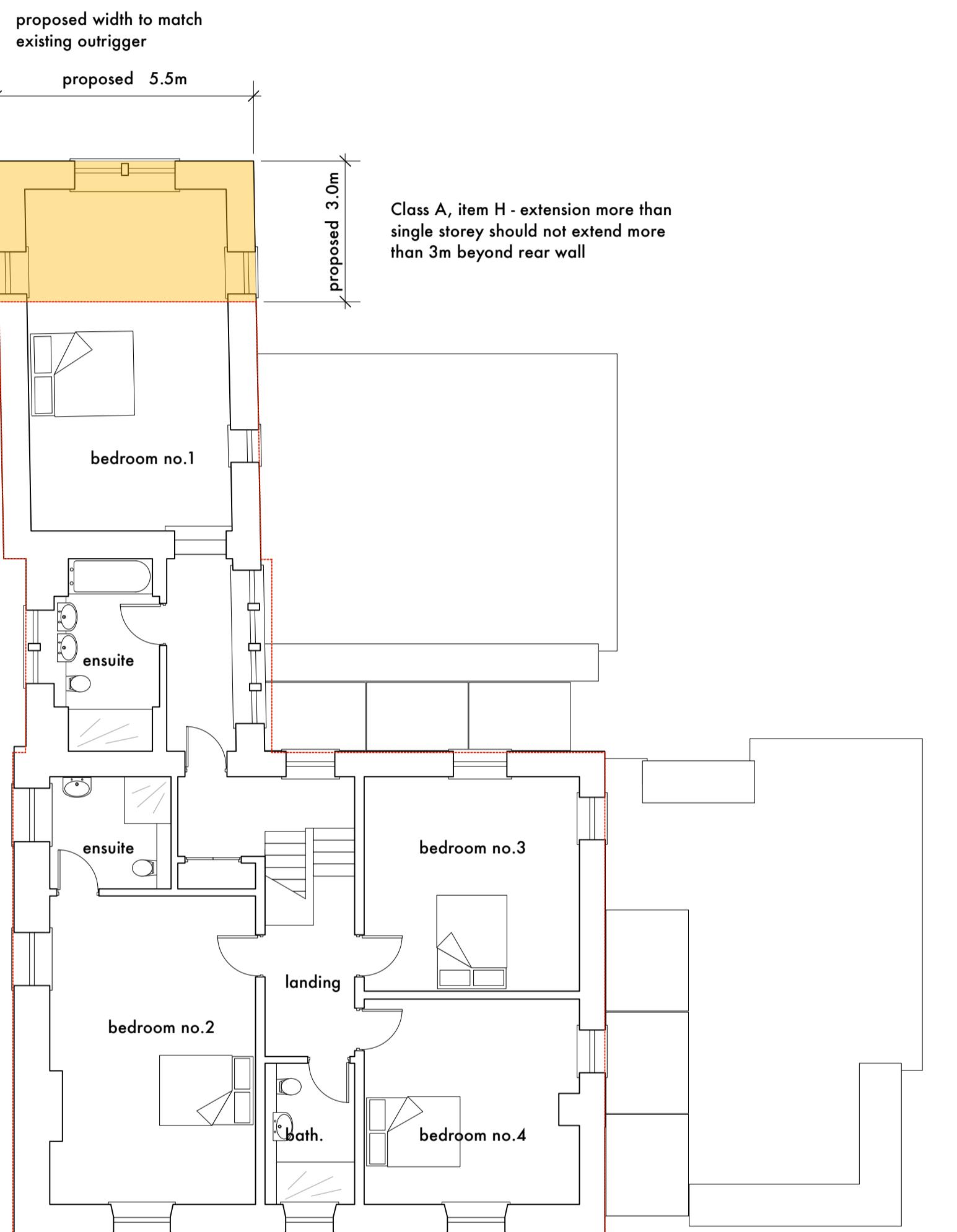
- single storey side extension (max. 1/2 width of original house)
- first floor rear extension (max. 3.0m deep)

Prior notification application (ref. 3/2021/0528)

- single storey rear extension (max. 8.0m deep)



ground floor plan



first floor plan

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revision	date	note
A	04.05.21	lawful development certificate
B	11.05.21	additional dimensions added (as requested by RVBC)
C	10.06.21	'proposed' notes added (as requested by RVBC)
D	28.06.21	colour hatch added (as requested by RVBC)



Chartered Practice