

**Evidence to verify certificate of lawfulness application:
Tanners Grange, Tanners Hill, Shorne, DA12V3EN**

In regards to the Planning Portal's the enlargement, improvement or other alteration of a dwelling house. - Class A:

Single -storey rear extension. An extension or addition to a house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land no cladding of the exterior. * Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
 - Tanners Grange, Tanners Hill is not on designated land or in a conservation area.
2. On designated land - no side extensions. Rear extension – no permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions does not apply to houses on designated land.
 - Tanners Grange, Tanners Hill is not on designated land.
3. Not more than half the area original house would be covered by additions or other buildings. Sheds and other out buildings must be included when calculating the 50% limit. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
 - Tanners Grange, Tanners Hill extension and other buildings will not exceed 50% of the total area of land around the original house.
4. No extension forward of the principle elevation or side elevation fronting a highway.
 - The extension will not extend beyond the principle elevation or side fronting the highway.
5. Materials to be similar in appearance to the existing house .
 - The materials of the extension will match that of the existing house.
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
 - There is no proposed side extension.
7. Side extensions to have a maximum height of four meters and width no more than half that of the original house.
 - There is no proposed side extension.
8. If the extension is within 2 meters of the boundary eaves height should be no more than 3 metres to permitted development.
 - The proposed extension is more than 2 meters of the boundary.

9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4 metres if a detached house; or more than 3 meters for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest this limit is increased to 8m if a detached house; or 6 meters for any other house.

- The proposed extension will not extend more than 4 meters.

10. Maximum height of a single-storey rear extension of 4 meters.

- The height of the proposed extension will not be more than 4 meters.

11. Maximum eaves and ridge height of extension no higher than existing house.

- The maximum eaves and ridge height will not be higher than the existing house.