

SUMMARY OF PERMITTED DEVELOPMENT WORKS

EXTENSION A & B

Single storey side extensions with a maximum height of 4m, a maximum depth equal to that of the original dwelling & a maximum width no more than half the width of the original dwelling. These have been designed to be permitted development as noted in detail below

A.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

A.1 (b) as a result of the works the total area of ground covered by buildings within the curtilage of the dwelling house ... would exceed 50% of the total area of the curtilage
The site area is extensive & the total size of all extensions shown on this drawing is far less than 50% of the curtilage of the existing dwelling house

A.1 (c) the height of the part of the dwelling house enlarged ... would exceed the height of the highest part of the roof of the existing dwelling house
The maximum height of the extension is no more than 4m which is considerably less than the maximum height of the original dwelling (approx 5.66metres)

A.1 (d) the height of the eaves of the part of the dwelling house enlarged ... would exceed the height of the eaves of the existing dwelling house
The eaves height of the proposed extension is to line through exactly with the height of the eaves of the original house

A.1 (e) the enlarged part of the dwelling house would extend beyond a wall which forms the principal elevation of the original dwelling house or fronts a highway
The principal elevation of the original dwelling faces the highway. No part of the extension is built forward of this elevation

A.1 (f) rear extensions
Not applicable

A.1 (g) rear extensions
Not applicable

A.1 (h) rear extensions
Not applicable

A.1 (i) the enlarged part of the dwelling house would be within 2m of the boundary of the curtilage of the dwelling house
No part of the extension is within 2m of the boundary of the curtilage of the dwelling house

A.1 (j) the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house & would exceed 4m in height, three more than a single storey or have a width greater than half the width of the original dwelling house
The extension has a maximum height to the highest part of 4m (measured from ground level to ridge), it is a single storey and it is no more than half the width of the original house

A.1 (k) it would consist of or include ... verandah, balcony or raised platform ... a microwave antenna ... a chimney, flue or soil & vent pipe, or the alteration to any part of the roof of the dwelling house
See below for chimney

A.2 article 2(2) land
Not applicable

A.2 (a) the materials used in any exterior work ... shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house
New facing materials will match existing

A.2 (b) any upper floor window ...
No upper floor windows proposed in extensions

A.2 (c) where the enlarged part of the dwelling house has more than a single storey ... same roof pitch
The extension is single storey only so not applicable

ALTERATIONS TO ORIGINAL HOUSE

The works comprise some internal rearrangements not requiring planning consent and more substantially alterations to change the roof from hip to gable and also to raise additional Velux type roof windows. This work has been designed to be permitted development as noted in detail below with the hip to gable covered by Class B and the roof windows by Class C

B.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

B.1 (b) any part of the dwelling house would as a result of the works exceed the height of the highest part of the existing roof
The maximum height of the hip to gable is no more than the maximum height of the original dwelling (approx 5.66metres)

B.1 (c) any part of the dwelling house would as a result of the works extend beyond the plane of any roof slope which forms the principal elevation of the dwelling house facing a highway
The hip to gable will line through with the slope of the existing roof

B.1 (d) the cubic content of the new resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres
As per the existing Local Development Certificate ref 20180580 the cubic content thus created does not exceed 50 cubic metres

B.1 (e) it would ... include ... a verandah, balcony or raised platform
None of these are being proposed

B.1 (f) the dwelling house is on article 2(2) land
Not applicable

B.2 (a) the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house
New facing materials will match existing

B.2 (b) other than in the case of a hip to gable enlargement
Not applicable

B.2 (c) any window on a wall or roof slope forming a side elevation ...
Not applicable (no windows proposed any the side elevation of the hip to gable enlargement)

C.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

C.1 (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof ...
The new roof windows are of a standard Velux type which fully comply with these requirements

C.1 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof or it would include ... a chimney, flue or soil & vent pipe
The highest part of the new roof windows is considerably lower than the highest part of the existing roof, there are no other additions proposed to the roof of the original dwelling

C.2 ... forming a side elevation ...
Not applicable

NEW PORCH TO ORIGINAL HOUSE

The works comprise the construction of a glazed porch to the main entrance having a footprint no greater than 3 square metres and being a maximum of 5m high. This work has been designed to be permitted development as noted in detail below with the porch covered by Class D

D.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

D.1 (b) the ground area (measured externally) of the structure would exceed 3 square metres
The porch is no greater than this area

D.1 (c) any part of the structure would be more than 3 metres above ground level
No part of the porch is more than 3 metres above ground level

D.1 (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwelling house with a highway
The porch is in excess of 30m away from the highway

NEW CHIMNEY TO NEW EXTENSION

The works comprise the construction of a chimney to Extension A. This work has been designed to be permitted development as noted in detail below with the chimney covered by Class G

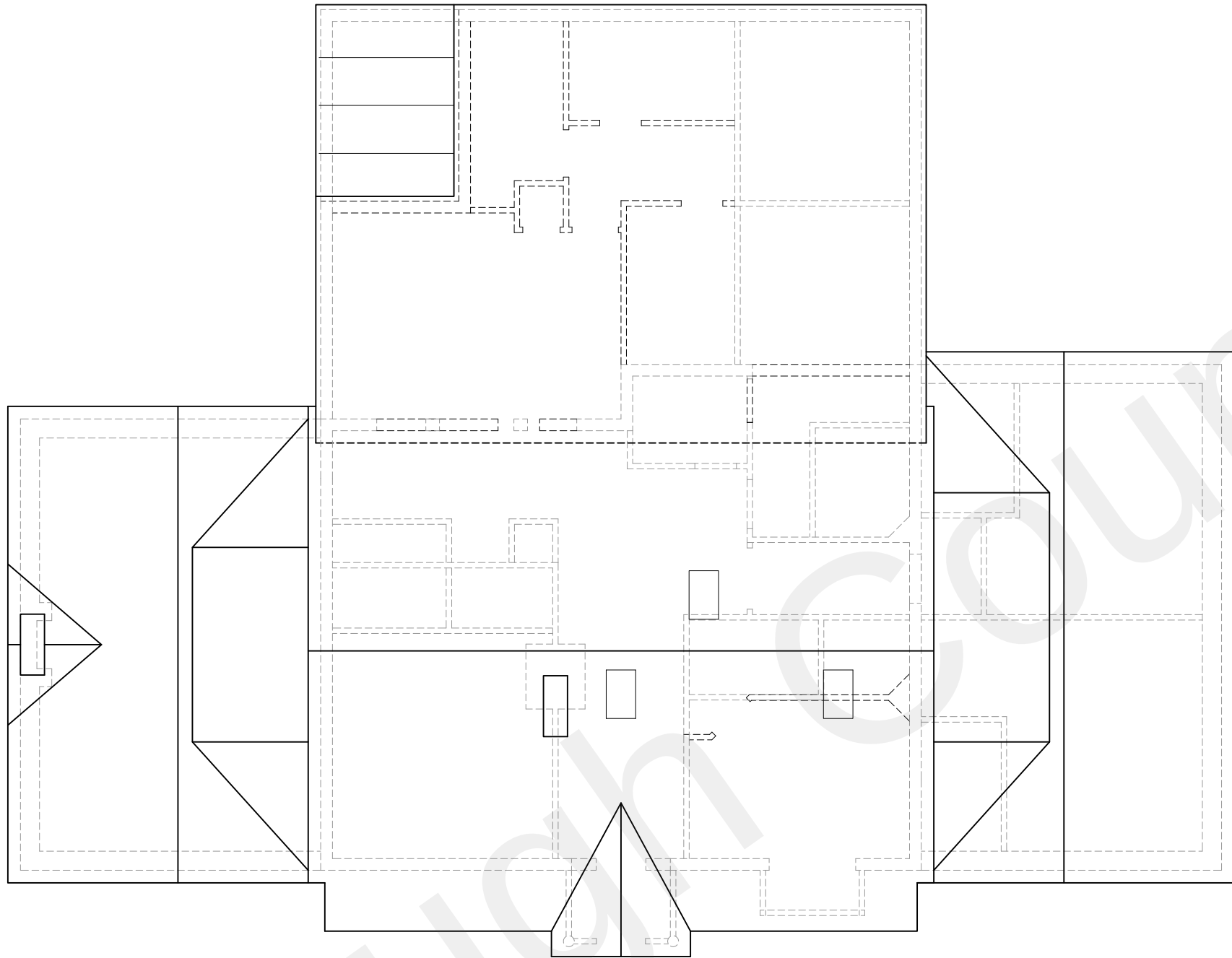
G.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

G.1 (b) the height of the chimney ... would exceed the highest part of the roof by 1 metre or more
The top of the new chimney is considerably lower than the above maximum height

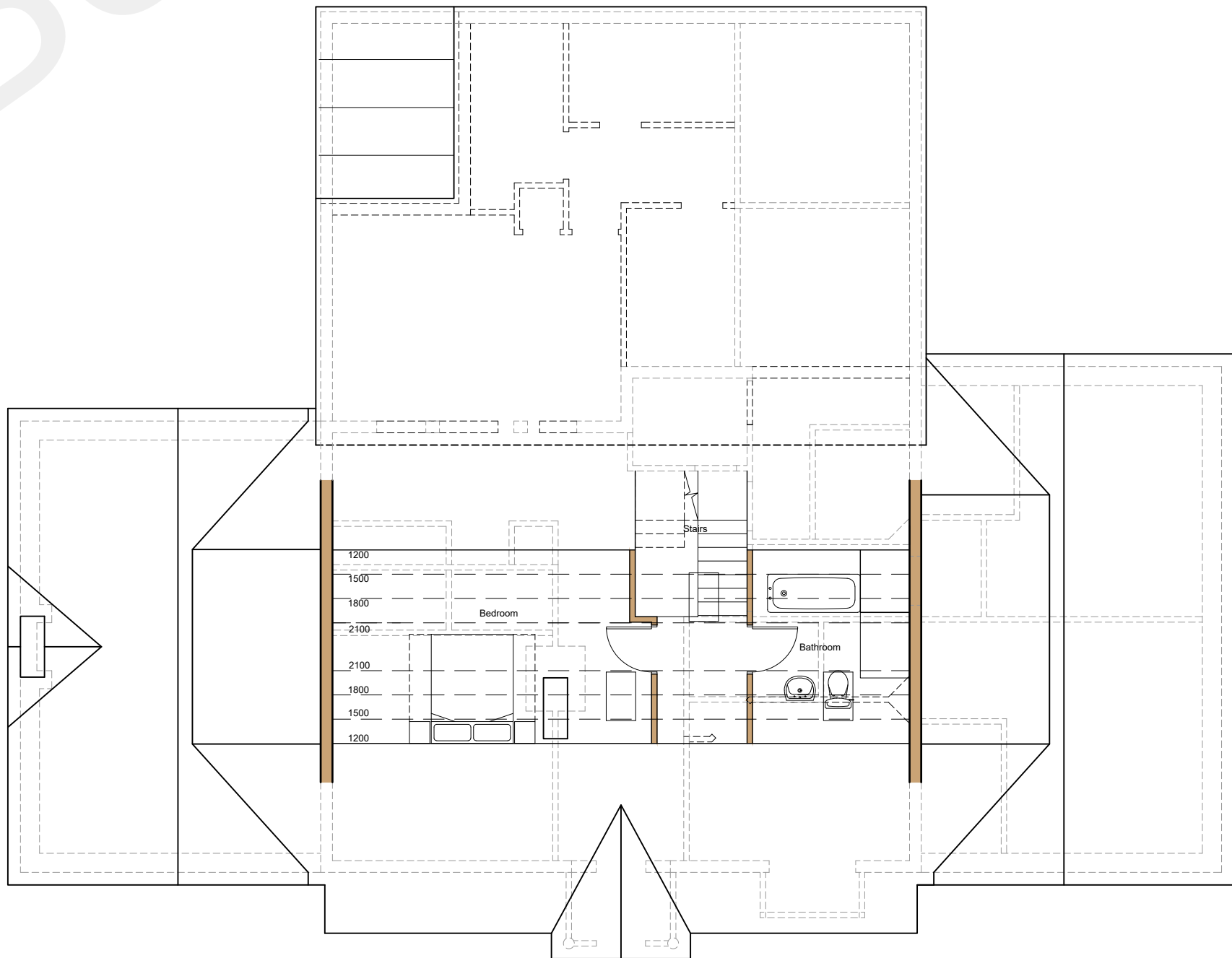
G.1 (c) in the case of a dwelling house on article 2(2) land ...
Not applicable

REAR PART OF EXISTING HOUSE

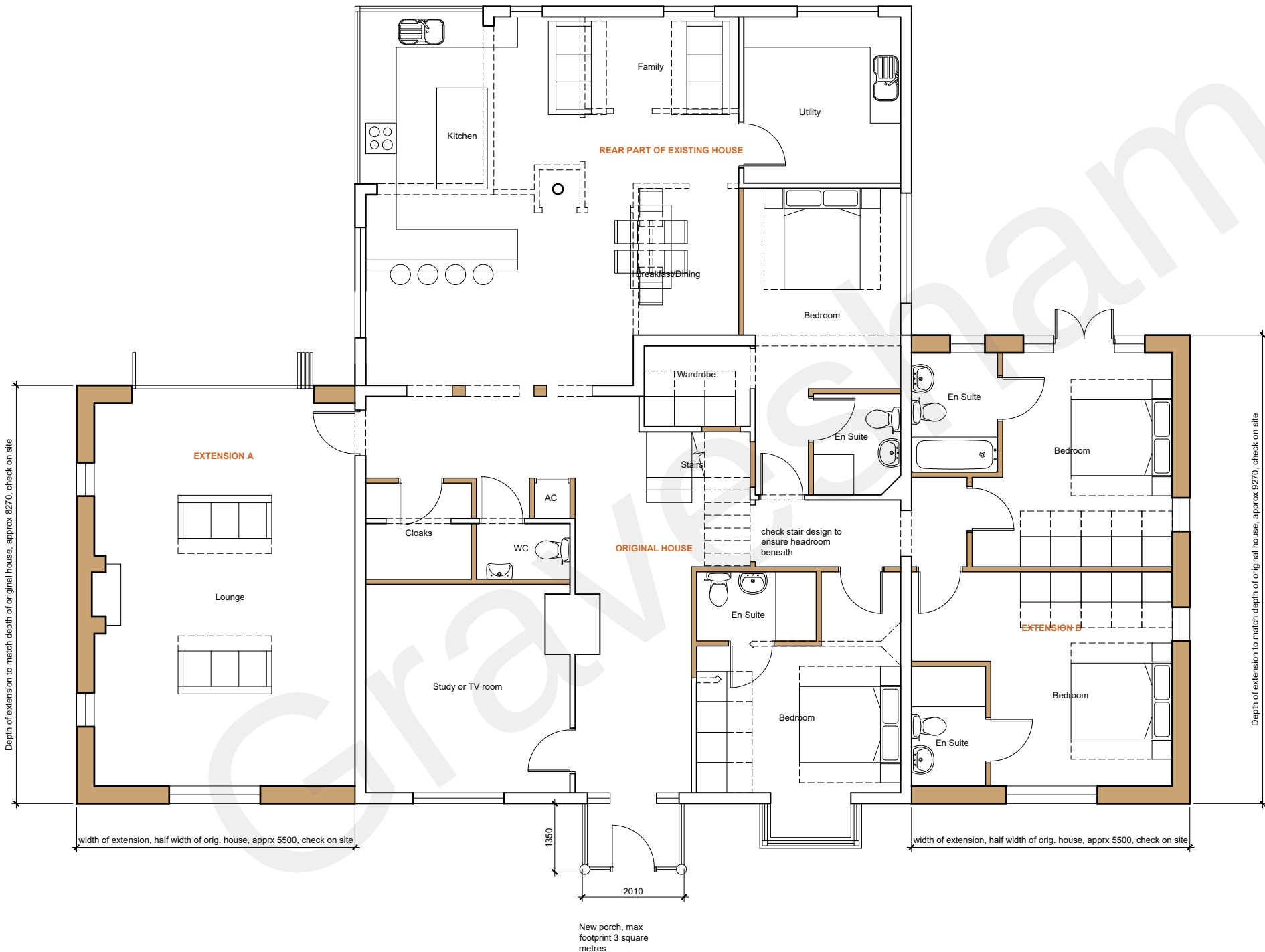
The works comprise some internal rearrangements not requiring planning consent



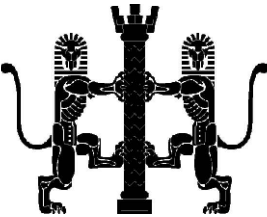
Roof Plan



Loft Plan



Floor Plan



NOTES

Do not scale

Verify all dimensions on site before commencing any work or preparing any shop drawings

All building materials, components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British & European Standards and Codes of Practice and to the appropriate manufacturers recommendations.

For all specialist work see relevant drawings

All schemes to be set out completely including buildings, roads, drainage and levels prior to the commencement of works

Sites to be checked against Land Registry plans and any necessary Easements to be established

Any discrepancies, errors or omissions to be reported to the architect for further instructions before commencement of works

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Date	Revisions	By

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Project Title

**Alterations to dwelling
Sunny Slope
Longfield Avenue
DA3 7LA**

Client

Mr & Mrs Kemal

Drawing Title

Plans

As proposed

Scale 1:100@A1	Date 09/12/22	Drawn By JR
Project No. 5407	Dwg. No. D-03	Rev.