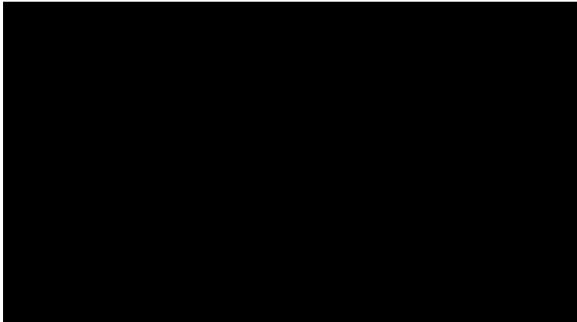


**Address:** Blue Ash  
Rhododendron Avenue  
Culverstone Green  
Kent DA130TT



**Description:** Application for permitted development of a two-storey rear extension, single storey side extension, front porch. And Velux style window to the front roof line.

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## **Introduction**

This supplementary information has been provided to show how the design and development of the property has taken into account the guidance and parameters as set out in the Town and Country General Permitted Development 2015.

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/made>

<https://interactive.planningportal.co.uk/detached-house/outside/roof-window>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/830643/190910\\_Tech\\_Guide\\_for\\_publishing.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/830643/190910_Tech_Guide_for_publishing.pdf)

**Scope of works**

The erection of a two-storey rear extension at a depth of 3m, to the full width of the original dwelling.

The removal of an existing 6m x5m shed and lean-to at the side of the original dwelling.

The erection of a single storey side extension at a width of 4m.

The erection of a porch to the front door of the existing dwelling.

Addition of 3 Velux style roof line windows to front

**Exiting outbuildings**

The existing site plan and elevations show a shed and lean-to to the south side of the property and a shed and separate lean-to on the North side.

The shed and lean-to to the South side of the property will be removed.

The Lean-to on the north of the property will be removed.

## Two storey rear extension

### For extensions of more than one storey

- Extensions of more than one storey must not extend beyond the rear wall of the original house\* by more than three metres or be within seven metres of any boundary\* opposite the rear wall of the house.
- Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).
- Any upper-floor window located in a 'side elevation' must be obscure-glazed; and non-opening (unless the openable part is more than 1.7 metres above the floor).

All side extensions of more than one storey will require householder planning permission.

On Article 2(3) designated land\* all rear extensions of more than one storey will require householder planning permission.

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>

The design of the extension matches that of the existing property, following the same pitch of the original dwelling. Roof tiles and finish external wall to match as near as possible to the original dwelling house.

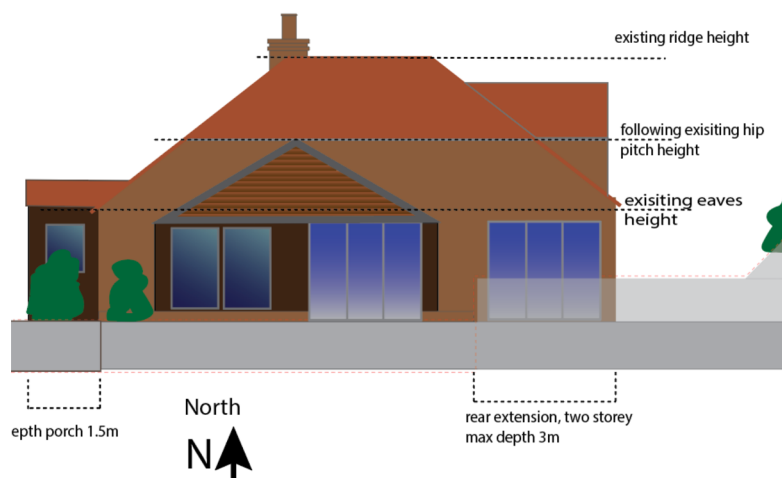
The following annotated diagram shows:

Ridge height as per existing dwelling

Eaves height as per existing dwelling

Materials match the existing dwelling

Pitch to match the existing dwelling



## Side extension

### For side extensions



Where it would extend beyond the 'side elevation' of the original house\*, the extension:

- Cannot exceed four metres in height.
- Can only be a single storey.
- Can only be up-to half the width of the original house\*.

On Article 2(3) designated land\* all side extensions will require householder planning permission.

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>

Erection of a single storey side extension, with a reduced eaves height of approx. 2.2m and a maximum ridge height of 4m (or lower).

Materials to match existing dwelling with additional oak frame.

Width approx. 4m, less than half the width of the existing dwelling, total width approx. 11.8m



## Front Porch

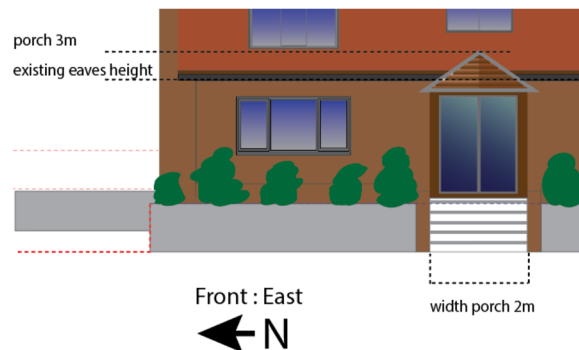
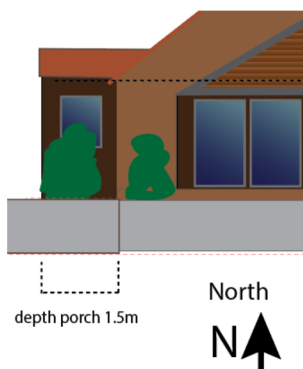
Adding a porch to any external door of your house is considered to be permitted development, not requiring an application for planning permission, provided:

1. the ground floor area (measured externally) would not exceed three square metres.
2. no part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension).
3. no part of the porch would be within two metres of any boundary of the dwellinghouse and the highway.

Porch to comply to the above guidelines.

Materials to match existing property with oak frame

Footprint 1.5m x 2m, max height 3m



## Roof line windows



### Roof window



#### PLANNING PERMISSION

#### BUILDING REGULATIONS

New roof lights or skylights will not normally require an application for planning permission providing:

- they do not protrude more than 150mm beyond the plane of the roof slope
- they are no higher than the highest part of the roof

Proposed windows:

Front windows to follow the roof line. Remaining within the 150mm guidance.



## **Landscaping and Drainage**

The property sits on a steep slope. Ordinance Survey Map (accessed 5<sup>th</sup> June 2023)

<https://www.bing.com/maps?FORM=Z9LH2&cp=51.344111%7E0.353733&lvl=16.2&style=s>

shows an increase in height of approximately 20m from the road to the rear of the garden.

As such the existing dwelling sits in an elevated position with little garden and landscaping to the front. The garden area in front of the existing property will be increased. This will increase the area for planting and garden and reducing the visual impact of the existing dwelling on the environment. This will replace a tarmacked area of approximately 30m<sup>2</sup>.

The remainder of the existing drive will be finished in a porous tarmac, with additional drainage capturing excess runoff.

The Side and rear extension will be sited on areas that are already given over to a patio, therefore creating no additional non-porous areas for drainage. Existing soakaways already manage rainwater from this area. Additional water storage will be added via water-butts.

No Additional patio areas or driveways will be added as part of this development.

## **Summary**

The submitted plans and elevations have been drawn by the homeowner and as such are a lay person's interpretation of the information required, and how to represent these in drawn form.

The intent is to provide an accurate representation of following the parameters associated with permitted development.

The proposed development meets the requirements of permitted development as identified in the Town and Country Planning (permitted development) 2015, schedule 2.