

Town and Country Planning (General Permitted Development) Order
2020 (as amended).

Schedule 2 Part 1 Class A

Extensions and other alterations to a dwelling.

Wolding, Yew Lane, East Grinstead, RH19 2AZ

The Site

The site subject to the application is as above described being a residential property located on the western side of the road in the suburban fringe of the town. It is set back from the road and has been extended in various forms. Several outbuildings have been built in the grounds but none of which are forward of any part of the frontage of the dwelling between the dwelling and the road.

The structure

The addition is the side build on the north western flank of the dwelling which of itself is attached to an existing addition. The addition

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 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 G, M, MA, N, P, or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of 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 (excluding the ground area of the original dwellinghouse);

The extension is not cumulatively with other structures on the site in excess of 50% of the plot excluding the footprint of the original dwelling.

(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;

The addition does not exceed the ridge height of the host dwelling.

(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;

The eaves are below the existing

(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;

The addition does not project forward of the frontage of the dwelling

(f) subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The side addition does not project beyond the rear elevation of the dwelling or is over 4m in height.

(g).for a dwellinghouse not on article 2(3) land nor on a site of special 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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The side addition does not project beyond the rear elevation of the dwelling by 8m or is over 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 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) 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) to (j);

(k)it would consist of or include—

(i)the construction or provision of a veranda, 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)an alteration to any part of the roof of the dwellinghouse ; or

(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The only criterion breached by the side addition is that by reason of it being attached to a previous side extension, it would exceed the width parameter as above described.

By virtue of the length of time during which the addition has been in place it is immune from enforcement within the provisions of Town and Country Planning Law.

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