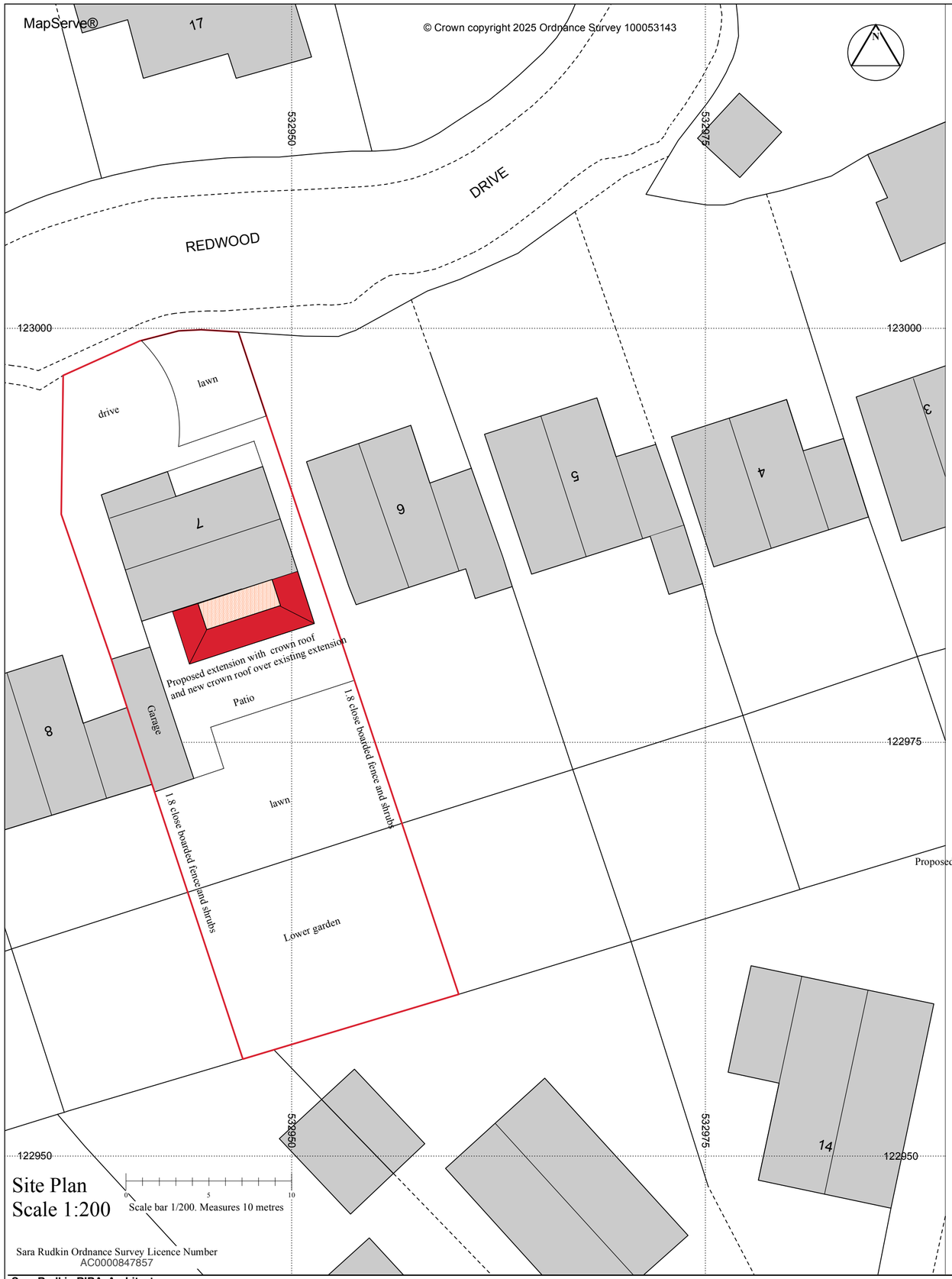


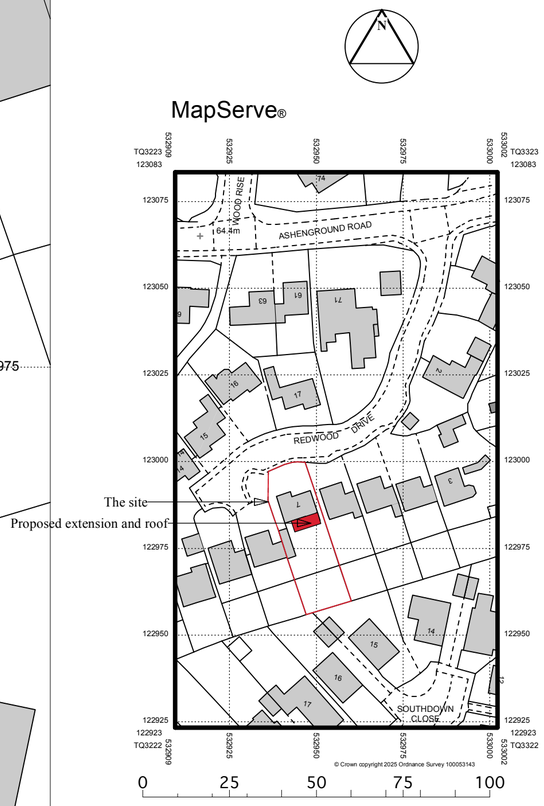
Site Plan
Scale 1:200

Scale bar 1/200. Measures 10 metres

Sara Rudkin Ordnance Survey Licence Number
AC0000847857

Front and side elevations of house

Rear elevation of house



Scale bar 1/1250 measures 100 m

Location Plan
Scale 1:1250

Planning statement

Proposal

To build a single storey rear extension 3.33 m deep 4.4 m wide with a crown roof , maximum height 3.65 m and to extend the crown roof over the existing rear extension off the sitting room, with dimensions 3.3 m deep 4.2 m wide the eaves are to be no higher than 3 m being 2.29m.

The extension is to provide a larger kitchen / dining room with views over the back garden. Access to the rear garden to be maintained.

Permitted development
The property is a detached dwelling house built in 1978. The proposed single storey rear extension with new crown roof also extending over the existing extension and the existing extension itself are in the curtilage of the dwelling house, and are permitted development under class A of Town and Country Planning (General Permitted Development) Order.

A Single storey rear extension up to 4 m deep on a detached dwelling is permitted development (PD) under Class A and complies with :-
A1 a. permission for the dwelling house (DH) was not granted as change of use.
b. The buildings and outbuildings cover less than 50% of the curtilage
c. The extension will not be higher than the highest part of the dwelling house
d. The height of the eaves will be no higher than the eaves of the dwelling house
e. The extension does not extend beyond the front elevation or fronts a highway
f. The dwelling is detached . The extension is single storey and extends no more than 4 m from the rear wall of the dwelling house, and is no more than 4 m high
g. The extension is no more than 8 m deep
h. The extension is not 2 storey
I. The extension is within 2 m of the boundary and is no more than 3 m high at the eaves.
j. The extension is not a side extension
k. The extension does not include a verandah, balcony raised platform; microwave antenna; chimney flue or soil pipe or alteration of the roof

Conditions
A2. The DH is not on article 2(3) land
A3. a. The proposed materials are of similar appearance to the existing dwelling house
b. No first floor side facing window in the extension
c. The extension is not 2 storey
A4. The proposed rear extension does not exceed the limits in paragraph A1. (f)

Alterations to the soil pipe is permitted development under class G - chimneys, flues etc on a dwelling house of Town and Country Planning (General Permitted Development) Order.

The installation , alteration or replacement a chimney flue or soil and vent pipe on a dwelling house.
(b) the soil pipe is no higher than the roof.

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Original size A2

Title of project: Rear extension

Client: **Mrs Kirsty Mogford**

Location: **7 Redwood Drive, Haywards Heath, RH16 4ER**

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Date: **February 2025** Drawn : **SER** Scale(s): **1:100**

Title: **Location and Site Plans and photographs**
Drawing No: **KM/25/01**