

Certificate of Lawfulness at 21 Bartlett Close

Single Storey Rear / Side Extension

It is considered that the proposed rear extension to this property is considered to be lawful meeting all the limits and conditions of Class A of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons:-

- extend no more than 6 metres beyond the rear wall, or no more than 8 metres in the case of a detached house (or no more than 3 metres beyond the rear wall, or 4 metres for a detached house on article 2(3) land or sites of special scientific interest),
- be a single storey and must not exceed 4 metres in height;
- have a total width that does not exceed more than half the width of the house (measured at its widest point).
- No more than ½ the area of land around the original house would be covered by the addition.
- The extension is not on the principle elevation.
- The height is less than 4m.
- The eaves height is not higher than 3m within 2m of a boundary
- The eaves height is not higher than the existing.
- All materials will be similar in appearance to the existing dwelling.
- The proposal is not situated within a designated area.
- There are no verandas, balconies or raised platforms