

Checklist for applicants submitting a Prior Notification for a single storey rear extension, to establish compliance with Schedule 2 Part 1, Class A of The Town and Country Planning (General Permitted Development) Order as Amended* - from 15th April 2015

- The applicant is required to provide, in writing, the depth of the proposal, the maximum height of the proposal and the height to eaves from natural ground level together with the addresses of **all adjoining** properties as requested on the application form
- As a result of the works, the total area of ground covered by any buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) must not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- The single storey rear extension must not exceed the height of the highest part of the roof of the existing dwellinghouse
- The height of the eaves of the single storey rear extension must not exceed the height of the eaves of the existing dwellinghouse
- The single storey rear extension must not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwellinghouse
- A single storey rear extension for a semi detached or terraced dwelling must fall between 3 and 6 metres in depth and, for a detached dwelling the single storey rear extension must fall between 4 and 8 metres in depth. None may exceed 4 metres in height.
- The proposed rear extension must not have more than one storey
- If the enlarged part of the dwellinghouse will be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves must not exceed 3 metres
- The single storey rear extension must not include the construction of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, chimney, flue or soil and vent pipe or an alteration to any part of the roof of the dwellinghouse
- The site cannot be located within an area classified as Article 2(3) Land (such as a national park, area of outstanding natural beauty or designated conservation area)
- The materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

**The proposed extension constitutes an enlargement, addition or alteration of a dwellinghouse. The proposed single storey rear extension will be assessed under Schedule 2 Part 1, Class A of the Town and Country Planning (General permitted Development) (Amendment) (No. 2) (England) Order 2008 and will be judged against criteria A.1 (a) to (k) (including g (i and ii)) and A.2 (a) to (c) accordingly as well as meet the conditions within Paragraph A.3 (a) and A.4 (1) to (15).*