

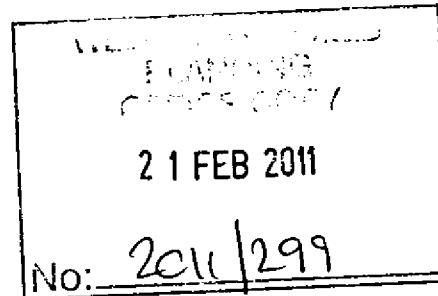
Your ref:

Our ref: RAJ/SA/CP.KNIGHT/100459

Date: 16 February 2011

McDonald Architects  
United House  
North Road  
London N7 9DP**For the attention of David Fordham**

Dear Mr Fordham

**Re: Woodlands, School Road, Little Heath**

You have asked me to review the drawings regarding the development that is proposed at the above stated address and to opine on whether the proposed development as set out in Drawing No. 1059-010A, 1059-011A, 1059-012 and 1059-013 would be within Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 ("the rules").

**ELEVATIONS OF THE PROPERTY**

Consideration of the rules must begin with an evaluation which ascertains the front, rear and side elevations of the property.

Outlined in red on Drawing No. 1059-013 is the original dwelling. This is then marked with points, A, B, C and D. Original means a building as it existed on 1 July 1948 where it was built before that date, and as it was built when built after that date. Between points C and D is what would have constituted the principal elevation of the original house. This would have constituted the front of the house, with the property's main architectural features, such as bay windows and the main entrance to the house. Usually the front of the house will be the principal elevation.

It follows on from that, that between points A and B would be the rear of the property. The rear of the property is the elevation which is directly opposite the front elevation.

Finally the points between B and C and the points between D and A are to be construed as the side elevations. A wall forming a side elevation of a house will be any wall that cannot be identified as being a front wall or a rear wall.

**GENERAL POINTS**

Development is not permitted by Class A if that:-

- (i) *As a result of works, the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).*
- (ii) *The height of the parts of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; or*

- (iii) *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.*

I am of the opinion that the thresholds in (i), (ii) and (iii) would not be surpassed and therefore the proposed development would comply with these elements of the rules.

### **THE FRONT EXTENSION**

This is the extension which extends beyond the front elevation of the original dwellinghouse beyond points C and D. This has been outlined and hatched in yellow at Drawing No. 1059-013.

The rules state that development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a wall which:-

- (i) *Fronts a highway, and*  
 (ii) *Forms either the principal elevation or a side elevation of the original dwellinghouse.*

The extent to which a property fronts a highway will depend on factors such as:-

1. The angle between the elevation of the house and the highway, if that angle is more than 45 degrees, then the elevation would not be fronting a highway.
2. The distance between the house and the highway, in cases where the distance is substantial, it is unlikely that the house can be said to front a highway.

It is my opinion that due to the distance between the property and School Road, that the property does not front a highway. There is intervening land not owned by the client between the property and the highway. Because this is the case the proposed extension hatched in yellow would be permitted subject to the following:-

- (i) The height does not exceed the highest part of the roof of the existing dwellinghouse.  
 (ii) The eaves do not exceed the height of the eaves of the existing dwellinghouse; and  
 (iii) The enlarged part of the dwellinghouse must not be within two metres of the boundary of the curtilage of the dwellinghouse.

The height of this extension will not exceed the levels provided for in (i) and (ii) and although the height of this part of the development would exceed three metres, the drawings show that there would be a minimum of two metres between the enlarged part and the boundary of the curtilage.

### **THE REAR EXTENSION**

The rear extension is that which extends beyond the rear wall of the original property, beyond the wall marked between points A and B. This extension has been outlined and hatched in orange.

The rules state that development is not permitted:-

*If the enlarged part of the dwellinghouse would have more than one storey and:-*

- (i) *extend beyond the rear wall of the original dwellinghouse by more than three metres, or*  
 (ii) *be within seven metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.*

The rear extension as can be seen is a two storey extension. As can clearly be seen from the drawings this does not extend beyond the rear wall by more than three metres and once built there will be at least seven metres between the rear wall of the extension and any boundary wall of the curtilage.

### **THE SIDE EXTENSION**

The side extension to the property is that which extends beyond the side wall between points B and C and is outlined and hatched in blue on Drawing No. 1059-013.

The rules state that development is not permitted by Class A if:-

*The enlarged part of the dwellinghouse would extend beyond the wall forming a side elevation of the original dwellinghouse and would:-*

- (i) *exceed four metres in height*
- (ii) *have more than one storey, or*
- (iii) *have a width greater than half the width of the original dwellinghouse.*

As can be seen from the drawings the side extension will not exceed four metres in height and will be single storey. The width of the original dwellinghouse was 11.66 metres and the proposed side extension will measure at 5.5 metres, which is therefore less than half the width of the original dwellinghouse.

### **CONDITIONS**

The conditions provided in the rules are also complied with in that:-

1. The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
2. Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as is practicable, be the same as the roof pitch of the original dwellinghouse.

### **CONCLUSION**

I would therefore conclude that the proposed development as set out in Drawing Nos. 1059-010A, 1059-011A, 1059-012 and 1059-013 would be within the rules set out in the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 and would therefore be permitted, subject to the Council signing them off, without the requirement of Planning Permission.

Should you have any further questions or wish to discuss any of the above further please do not hesitate to contact me.



Salvatore Amico  
JAMESON & HILL