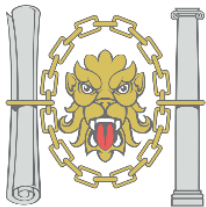




# Lawful Development Justification

Property Address:

Manor Cottage  
Vineyards Road  
Northaw  
Potters Bar  
EN6 4PQ



**Chartered Institute of  
Architectural Technologists**  
Registered Practice

The proposed works for Manor Cottage involve the construction of a new single storey extension to the side of the property. The following justification, with text in blue, demonstrates how we feel we comply with the relevant guidelines:

## **PART 1 DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

### **Class A Permitted Development**

**A.** The enlargement, improvement of 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 M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

**Not applicable.**

(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 proposal will not exceed 50% of the total area of the curtilage of the dwellinghouse.**

(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;

**No part of the proposed extension will exceed the height of the highest point of the roof of the existing dwellinghouse.**

(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 height of the eaves of the proposed extension will not exceed the height of the eaves of the existing dwellinghouse.**

(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 proposed extension will not extend beyond a wall which forms the principal elevation of the original dwellinghouse or a wall which fronts a highway and forms a side elevation of the original dwellinghouse.**

(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 proposed extension will have a single storey, but will not extend beyond the rear wall of the original dwellinghouse by more than 4 metres or exceed 4 metres 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;

**Not applicable (see paragraph (f)).**

(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;

**The proposed extension will not have more than a single storey.**

(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.

**The proposed extension would not be within 2m of the boundary of the curtilage of the dwellinghouse.**

(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; or

**The proposed extension will extend beyond a wall forming a side elevation of the original dwellinghouse, but will not exceed 4 metres in height, will not have more than a single storey and will not 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);

**The total enlargement would not 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 verandah, 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

**The proposed extension would not consist of or include any of the above items.**

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

**Not applicable.**