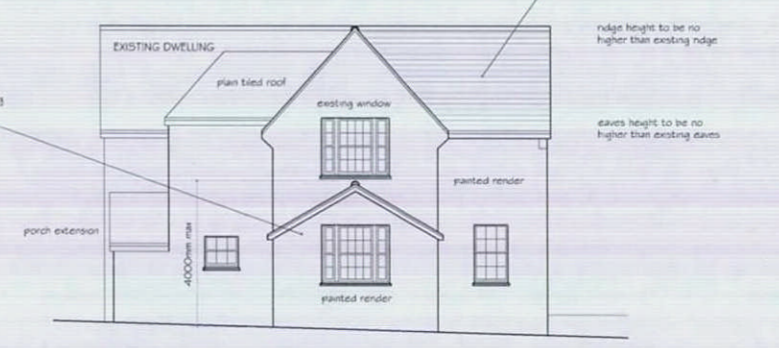
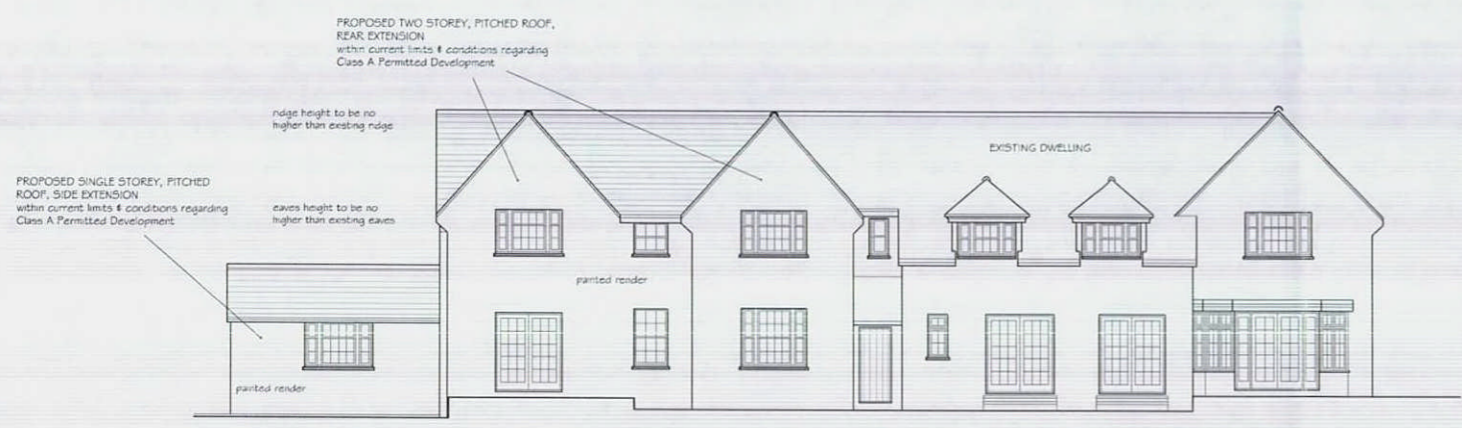


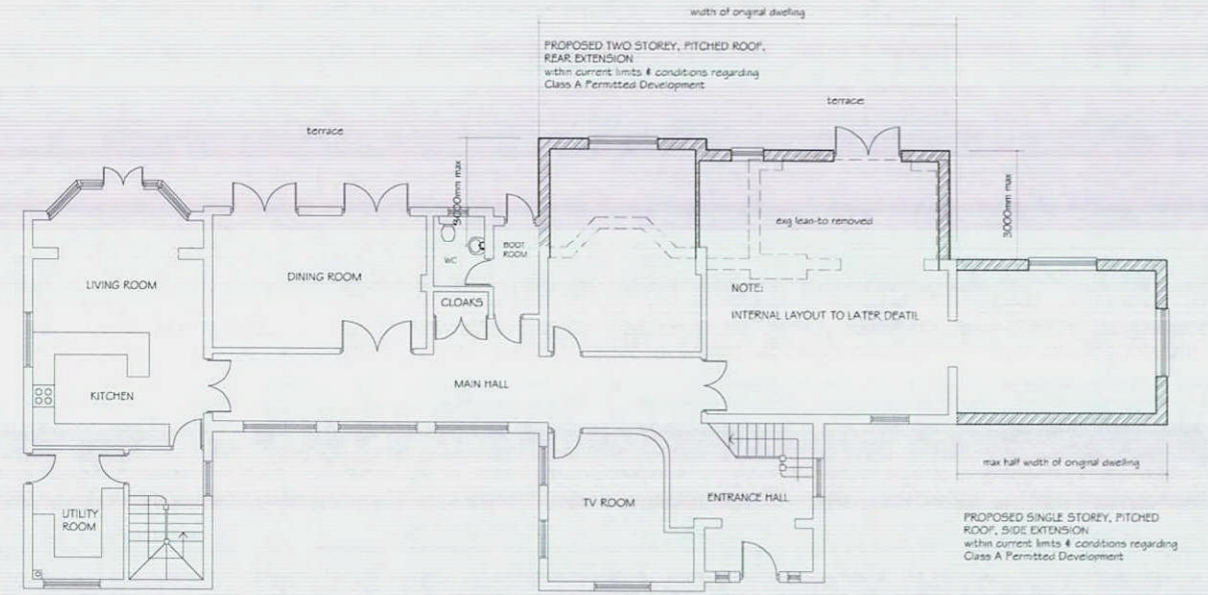
PART FRONT ELEVATION



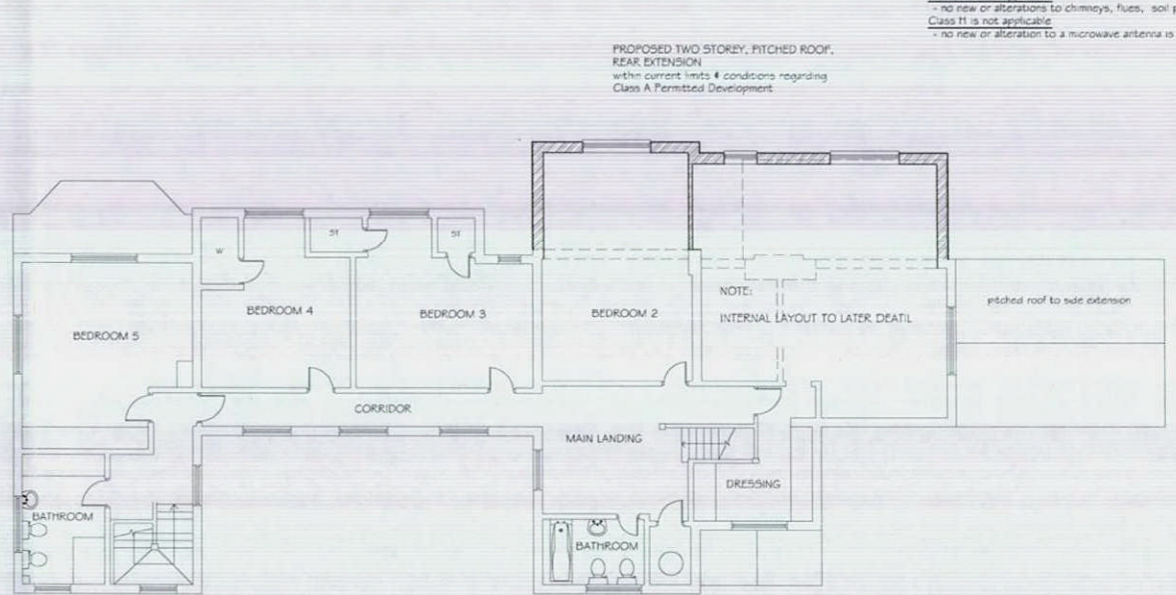
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Proposed Permitted Development in accordance with The Town & Country Planning (General Permitted Development) Order 1995, (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and (General Permitted Development) (Amendment) (England) Order 2013.

Schedule Part 1 Development within the curtilage of a dwellinghouse. Class A1 (a) to (i), A2 (a) to (c), A3 (a) to (c) & B1 (a) to (c) Class C to H are not applicable to this application

The addition of the extensions to the rear and side comply with Class A.1

- (a) more than 50% of the surrounding garden ground area remains.
- (b) the height of the extensions do not exceed the original dwelling ridge height.
- (c) the height of the eaves of the enlarged dwelling do not exceed the height of the eaves of the existing dwelling
- (d) neither extension to the rear or to the side would extend beyond a wall which
 - (i) fronts a highway
 - (ii) forms part of a principal elevation or side elevation.
- (e) not applicable as the rear extension is two storey
- (f) The rear extension will have more than one storey and
 - (i) extends beyond the original rear wall by a max of 3m
 - (ii) is not within 7m of any boundary of the curtilage opposite the rear wall of the dwelling
- (g) not applicable as the extensions are not within 2m of a boundary
- (h) The side extension is to be
 - (i) less than 4m high
 - (ii) only one storey
 - (iii) not wider than half the width of the original dwelling at its widest point.
- (i) neither extension includes
 - (a) a balcony or veranda
 - (b) new or alterations to microwave antennas
 - (c) new or alterations to chimney, flue or soil pipe
 - (d) alterations to the roof comply with the limitations under class B1 (c) (i)

The addition of the extensions to the rear and side comply with Class A.2

This Class is not applicable as the site is not within a National Park, The Broads, Conservation Area, Heritage site or an area of outstanding beauty.

The addition of the extensions to the rear and side comply with Class A.3

- (a) The materials to be used are similar to those used on the existing dwelling
- (b) There are no upper floor windows intended to side elevations
- (c) The roof pitch of the enlarged dwelling matches that of the existing dwelling

Class B.1

- (a) No part of the dwelling will exceed the highest part of the existing roof
- (b) No part of the dwelling will extend beyond the plane of any part of the roof slope which forms the principal elevation and fronts the highway
- (c) The roof over the extension complies with part A.3 (d) and is connected via a roof extension link to the existing roof which increases the existing roof space volume by no more than 50 metres cubed

NOTE: Advice within the DCLG Technical Guidance on C.1(a) page 37 states 'The limitation to projection from the roof plane should not be applied in cases where the roof of an extension to a house that is permitted development under Class A is joined to the roof of the original house. In such cases the roof of the extension should not be considered as protruding from the original roof'. This advice was confirmed in the appeal ruling APPY3615W1Q2142515

The addition of the extensions to the rear and side comply as:-

- no alteration to an existing pitched roof for the installation of a rooflight or similar is included. Also see note to B.1 above
- no porch is included
- no outbuildings or heating storage containers are included
- no further hardstanding is proposed
- no new or alterations to chimneys, flues, soil pipes or soil vent pipes included
- no new or alterations to a microwave antenna is included

PRELIMINARY

Revision _____ Date _____
PNA
 The Old Reading Room, 32 High Road
 Essendon, Hatfield, Herts, AL9 6HW
 Tel: 01707 276595 / 275684 Fax: 01707 260024
 email: info@pna.ecipsr.co.uk

Job Title
 The Warren
 Carbone Hill
 Northaw

PLANNING
 DEPARTMENT
 05 NOV 2014

Drawing Title
 Permitted Development
 Extensions : Plans &
 Elevations : Proposed

Date: October 2014 Scale: 1:100

Job No: 732 Drawing No: PD02

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