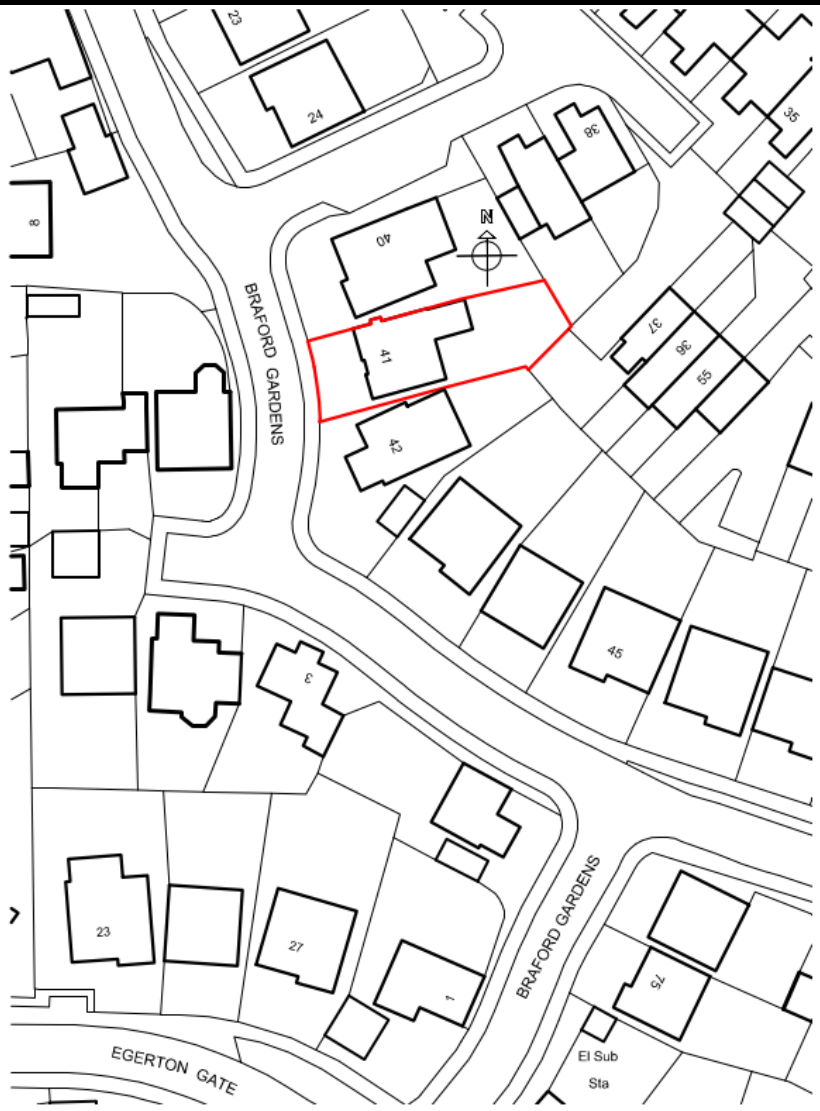


20/01818/CLUP

Certificate of lawfulness for proposed single
storey rear extension

41 Braford Gardens, Shenley Brook End,
Milton Keynes, MK5 7HY

ITEM NO(s). 5c



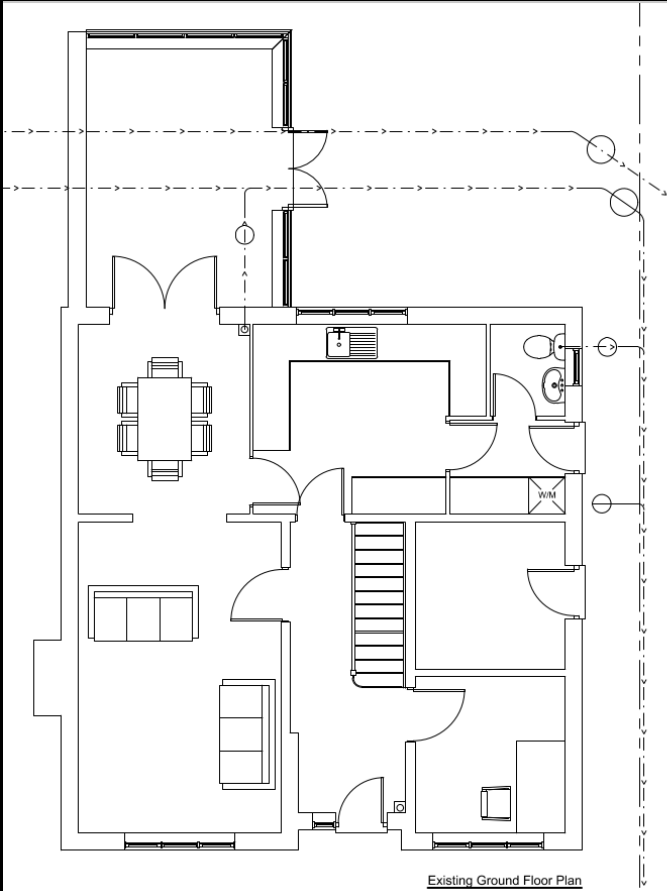
Existing Site Location Plan

1:1250

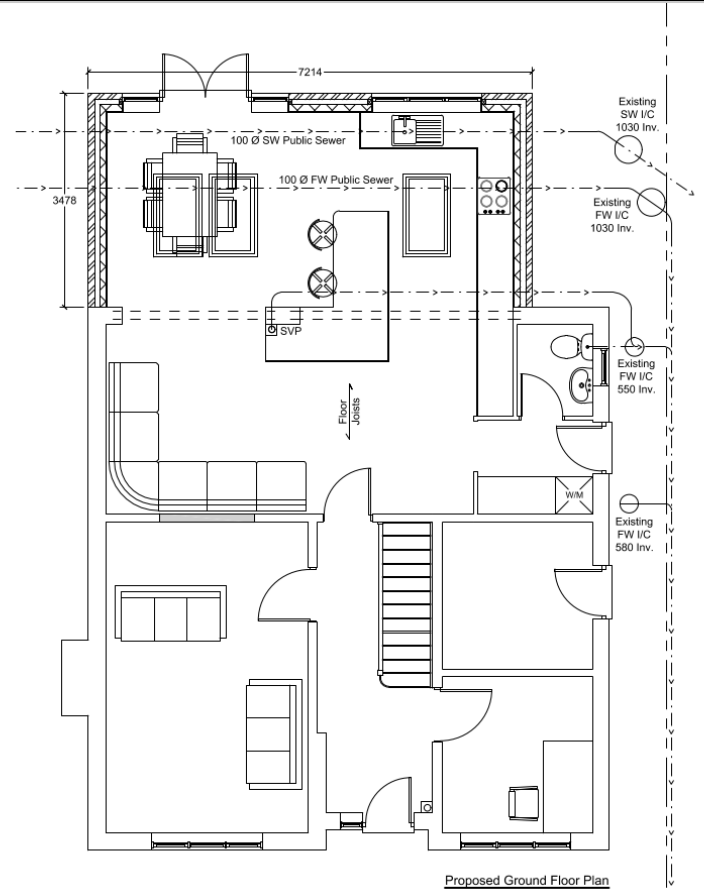


SITE LOCATION

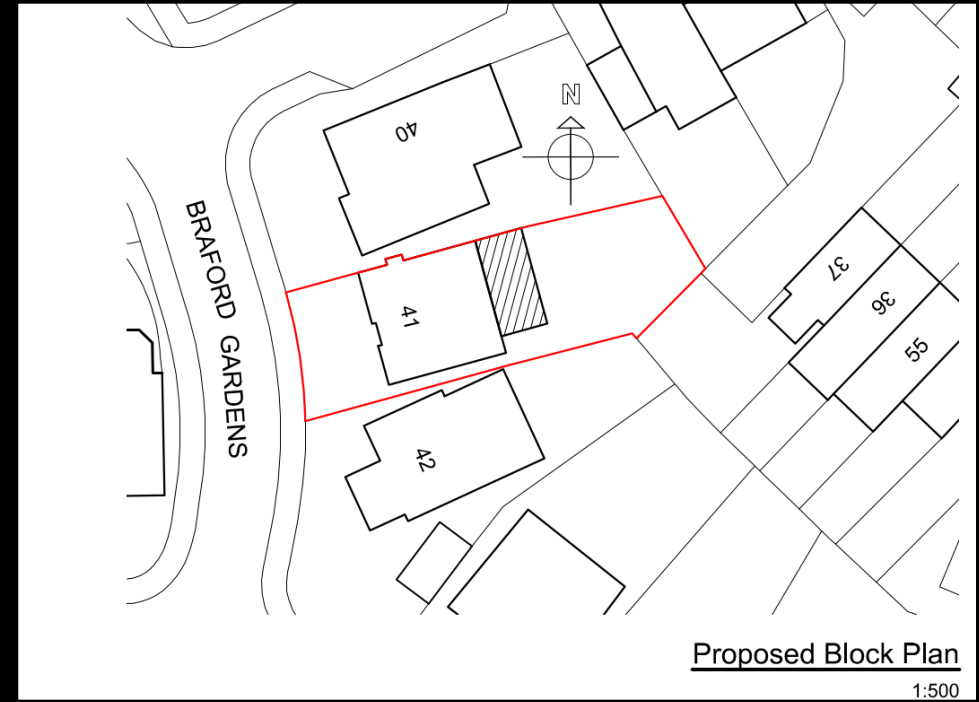
PLANS



Existing Ground Floor Plan
1:50



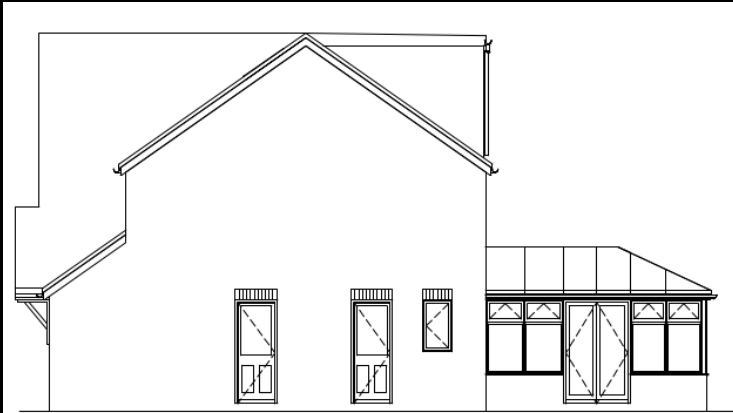
Proposed Ground Floor Plan
1:50



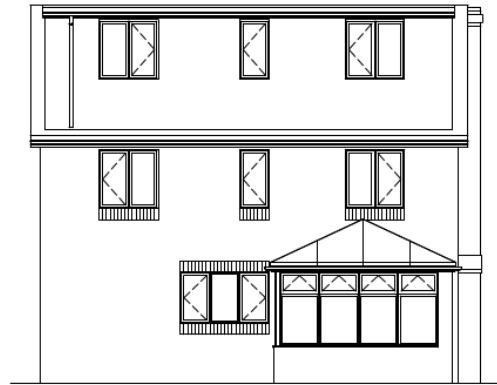
Proposed Block Plan

1:500

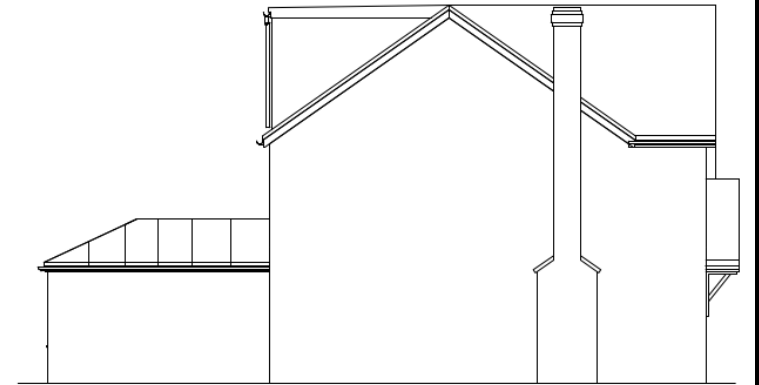
ELEVATIONS



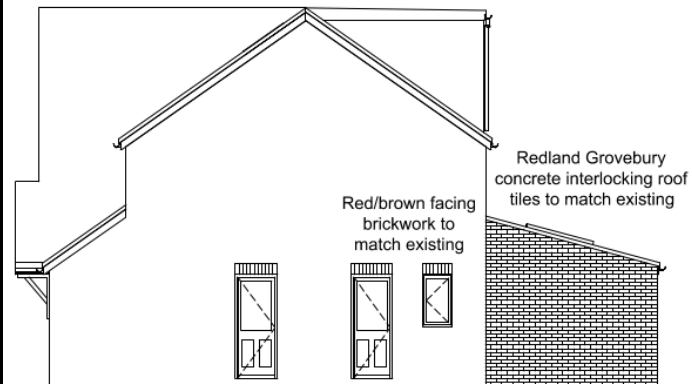
Existing South (side) Elevation
1:100



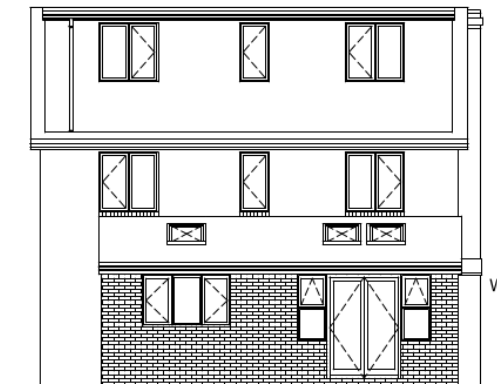
Existing East (rear) Elevation
1:100



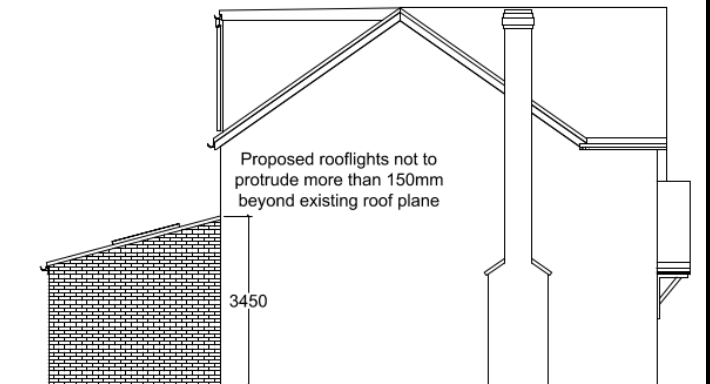
Existing North (side) Elevation
1:100



Proposed South (side) Elevation
1:100



Proposed East (rear) Elevation
1:100



Proposed North (side) Elevation
1:100

Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)

Schedule 2

Part 1 Development within the curtilage of a dwellinghouse

CLASS A

Enlargement, improvement
or other alteration of a dwellinghouse

Considerations

The site is not subject to a General Permitted Development order withdrawal,

Permitted Development Rights are intact

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, N, P, PA or Q of Part 3 of this Schedule (changes of use);

No

(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);

No

(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

Considerations

A.1 Development is not permitted by Class A if:

(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;

No

(e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse

No; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

No

(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

No – Extension is 3.48m deep , or

(ii) exceed 4 metres in height; No (3.450m)

Considerations

A.1 Development is not permitted by Class A if:

(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 No, or

(ii) exceed 4 metres in height;

No

(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

No

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of the dwellinghouse;

No

(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;

No – Eaves 2.50m

Considerations

A.1 Development is not permitted by Class A if:

(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,

No

(ii) have more than a single storey, No or

(iii) have a width greater than half the width of the original dwellinghouse; No

(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);

No

(k) it would consist of or include (i) the construction or provision of a verandah, balcony or raised platform, No (ii) the installation, alteration or replacement of a microwave antenna, No, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, No or (iv) an alteration to any part of the roof of the dwellinghouse No

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

No

Considerations

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if- :

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

NA

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse

NA; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

NA

(d) 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 (b) and (c).

NA

Considerations

CONDITIONS

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Relevant

Yes (Indicated on plans Red/brown facing brickwork, Redland Grovebury concrete interlocking roof tiles and white uPVC doors and windows all to match existing)

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

NA, and

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

NA

Conclusion

The development for the proposed single storey rear extension constitutes permitted development provided the relevant condition is complied with.