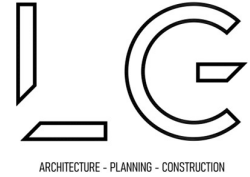


Permitted Development Statement



Project Number: 26-026
Project Name: 17 Purton Road
Date: 24 June 2026

APPLICATION SITE + PROPOSAL

The Site is occupied by a semi-detached three storey, three bedroom dwelling.

The proposal is for the construction of a single storey rear infill extension to create an enlarged kitchen / dining space.

RELEVANT LEGISLATION

According to the available information, we understand that the application site does not have any restrictions or limitations in respect of its permitted development rights. The property is not considered to be on article 2(3) land, and so is not subject to limitations and conditions imposed in such cases.

The Legislation and current Technical Guidance has been consulted during the design of the proposals. This clarifies that when considering whether a development proposal is permitted development, *"all of the relevant parts of the rules and all of the classes within those parts need to be taken into account"*. The proposal considers Schedule 2, Part 1 of the General Permitted Development Order, for the following:

Class A Enlargement, improvement or alteration of a dwellinghouse

CONCLUSION

The proposal is to be considered **LAWFUL** under Permitted Development, as the checklists within this document demonstrate compliance with the relevant legislation. Supporting commentary is provided, written in **italic** within this document.

Please also refer to the relevant documentation below, together with this document:

- Application Form submitted online via the planning portal: PP-15034379
- Drawing numbers as listed on the accompanying drawing issue sheet
- The completed Community Infrastructure Levy CIL – Form 1.

Class A - Checklist

This Development Class relates to the proposed enlargement, improvement, or other alteration of a dwellinghouse.

PART A.1

- | | | | |
|----|--|---|--|
| a) | Was permission to use the dwellinghouse as a dwellinghouse granted only by virtue of Class G, M, MA, N, P, PA or Q of Schedule 2, Part 3 of the General Permitted Development Order (changes of use)? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| b) | Would, 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) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

<i>Original curtilage 163m², Current Curtilage (Garden Shed ~ 12m² & Utility / WC Lean to ~ 7m²) 144m² Proposed curtilage (Rear Infill Extension ~ 4.1m²) 139.9m² ∴ Developed Area 23.1m² = 14.17%</i> | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| c) | Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| d) | Would the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered exceed the height of the eaves of the existing dwellinghouse? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| e) | Would the enlarged part of the dwellinghouse extend beyond a wall which either; | | |
| | (i.) forms the principal elevation of the original dwellinghouse? OR: | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| | (ii.) fronts a highway and forms a side elevation of the original dwellinghouse? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| f) | Would the enlarged part of the dwellinghouse be 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? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| | (ii.) Exceed 4 metres in height? | Yes ☐
<small>Planning
Permission
Required</small> | No ☒ |
| g) | For a dwellinghouse not on Article 2(3) land nor on a Site of Special Scientific Interest, would the enlarged part of the dwellinghouse 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?	Yes ☐ Planning Permission Required	No ☒ Prior Approval Required
(ii.) Exceed 4 metres in height?	Yes ☐ Planning Permission Required	No ☒ Prior Approval Required
h) Would the enlarged part of the dwellinghouse have more than a single storey, AND:		
(i.) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres?	Yes ☐ Planning Permission Required	No ☒
(ii.) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	Yes ☐ Planning Permission Required	No ☒
i) Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse AND would the height of the eaves of the enlarged part exceed 3 metres?	Yes ☐ Planning Permission Required	No ☒
j) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse? AND:		
(i.) Would it exceed 4 metres in height?	Yes ☐ Planning Permission Required	No ☒
(ii.) Would it have more than one storey?	Yes ☐ Planning Permission Required	No ☒
(iii.) Would it have a width greater than half the width of the original dwellinghouse? <i>Original width 4.55m, Proposed enlargement width 1.49m = 32.75%</i>	Yes ☐ Planning Permission Required	No ☒
ja) Would 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)	Yes ☐ Planning Permission Required	No ☒

k) Would the proposal consist of or include:

(i.) The construction or provision of a veranda, balcony or raised platform?

Yes ☐

Planning
Permission
Required

No ☒

(ii.) The installation, alteration or replacement of a microwave antenna (e.g. satellite dish)?

Yes ☐

Refer to Class H
Checklist

No ☒

(iii.) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

Yes ☐

Refer to Class G
Checklist

No ☒

(iv.) An alteration to any part of the roof of the dwellinghouse?

Yes ☐

Refer to Class B
and/or Class C
Checklist

No ☒

l) Is the dwellinghouse built under Schedule 2, Part 20 of the General Permitted Development Order (construction of new dwellinghouses)?

Yes ☐

Planning
Permission
Required

No ☒

PART A.2

Is the dwellinghouse located on Article 2(3) land, AND;

- | | | |
|---|--|--|
| a) Would the proposal 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? | Yes ☐
Planning
Permission
Required | No ☒ |
| b) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse? | Yes ☐
Planning
Permission
Required | No ☒ |
| c) Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse? | Yes ☐
Planning
Permission
Required | No ☒ |
| d) Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed or would exceed the limits set out in sub-paragraphs (b) and (c). | Yes ☐
Planning
Permission
Required | No ☒ |

PART A.3

Part A.1 and A.2 have demonstrated that planning permission is not required for the proposed development. As permitted development, the proposal will comply with the following 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;
- b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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.
- c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.