5 Netherton Close, Southwater RH13 9BL

Application for a Certificate of Lawfulness for the construction of a single storey side extension.

Statement in support of the application:

(i) **Generally**

The property consists of a detached two storey house.

There is a two storey extension at the rear of the house that it is proposed to make way for the proposed rear extension.

(ii) **Proposed Extension**

It is proposed to construct a single storey side extension, a single storey rear extension and a porch at the front.

The extension falls within the requirements of The Town and Country Planning Act (General Permitted Development) (England) Order 2015 in accordance with Class A (the enlargement, improvement or other alteration of a dwelling house) sub sections A.1 (a), (b), (c), (d), (g) and (h) by virtue of the fact that:

1. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) will not exceed 50% of the total area of the curtilage (excluding the ground area of the existing dwelling house).
2. The height of the part of the dwelling house enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwelling house.
3. The height of the eaves of the part of the dwelling house enlarged will not exceed the height of the eaves of the existing dwelling house;
4. The enlarged part of the dwelling house will not extend beyond a wall which – (i) forms the principal elevation of the original dwelling house; or (ii) fronts a highway and forms a side elevation of the original dwelling house.
5. In respect of the side extension the enlarged part of the dwelling house will be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part will not exceed 3 metres.
6. In respect of the side extension the enlarged part will extend beyond the a wall forming the side elevation of the dwelling house but will not exceed 3 metres in height, will be single storey and will extend beyond a wall forming the side elevation of the original dwelling house but will not exceed 50% of the width of the original house.
7. The rear extension will extend 4 metres beyond the rear wall of the existing house and will be more than 7 metres from the rear boundary. It's height will be 3 metres.
8. The porch will have a floor area of 3 square metres, will be 3 metres high and will be more than 2 metres from the front boundary with the highway.

The proposed extension will also comply with the requirements of Clause A.3 sub section (a) by virtue of the fact that it will be built with external materials of similar appearance to those used in the construction of the exterior of the existing dwelling house.

Peter Routley Associates 4th February 2025