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Permitted Development Requirements for a Single Storey Side Extension

1. House within designated land— Cladding and side extensions
On designated land*, cladding of any part of the exterior of a dwelling (and including extensions/conservatories) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is NOT permitted development.
On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 6) does NOT apply.
On designated land extensions on any side wall of the original house are NOT permitted development.

2. Area permitted
Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house*. Sheds and other outbuildings must be included when calculating the 50% limit.

CONFIRMED THE HOUSE, OTHER BUILDINGS AND THE PROPOSED EXTENSION IS LESS THAN HALF OF THE LAND AREA AROUND THE ORIGINAL HOUSE.

3. No extension forward of the principal elevation fronting a highway or side extension forward of the front elevation.

CONFIRMED THE EXTENSION WOULD NOT PROJECT FORWARD OF THE PRINCIPAL ELEVATION.

4. Materials
Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.

CONFIRMED ALL MATERIALS TO BE SIMILAR TO THE EXISTING HOUSE MATERIALS.

5. Side extension width and height
Side extensions must be single storey and not have a width greater than half the width of the original house*, with a maximum height of four metres.

CONFIRMED THE SIDE EXTENSION IS A SINGLE STOREY WITH WIDTH NOT GREATER THAN HALF THE WIDTH OF THE HOUSE.

CONFIRMED THE HEIGHT OF EXTENSION IS LESS THEN 4m.

6. Eaves and roof height
Maximum eaves and ridge height of the extension should be no higher than existing house.
If the extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

CONFIRMED THE EAVES AND RIDGE HEIGHT OF THE EXTENSION IS NO HIGHER THAN THE EXISTING HOUSE AND THE EXTENSION IS OVER 2 METRES FROM A BOUNDARY.

Rev:	Description	By:	Date
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FERN LODGE, RH20 1BL
BRUCE HUTT

PROPOSED SITE PLAN

As indicated @ A3

395

JOB NUMBER:
DATE:
1/4/2026

GA0002

DRAWING NO:
DRAWN BY:
BC

REVISION:

rjha

t: 01344 374469
e: email@rjha.co.uk
w: www.rjha.co.uk

5a Station Parade
London Road
Sunningdale
SL5 0EP