



PLANNING STATEMENT TO JUSTIFY PERMITTED DEVELOPMENT LAWFUL USE CERTIFICATE

Address of Proposed Development Site -

20 Lychgate Close,
Burbage,
Hinckley,
Leicestershire,
LE20 2ES

Proposed Development -

Single Storey rear extension

Justification

Referring to the entire Class A for permitted development rights. See below for justification with comments in **RED**

Permitted development

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 or Q of Part 3 of this Schedule (changes of use); - **Not applicable**
- (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); - **only 10sqm out of 125sqm = 8%**
- (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; - **single storey and no it wont**
- (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; - **single storey and no it wont**
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or - **Not applicable**
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse; - **Not applicable**
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— - **Correct**
- (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, or- **only extends 2.2m and is detached**
- (ii) exceed 4 metres in height; - **only is 3.5m**
- (g) until 30th May 2019, 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—- **Not applicable**
- (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, or- **Not applicable**
- (ii) exceed 4 metres in height; - **Not applicable**
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—- **single storey**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or- **Not applicable**
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; - **agreed, it will be a minimum of 7m away from rear boundary**
- (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; - **Not applicable**
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—- **Not applicable**
- (i) exceed 4 metres in height, - **Not applicable**
- (ii) have more than a single storey, or- **Not applicable**
- (iii) have a width greater than half the width of the original dwellinghouse; or- **Not applicable**
- (k) it would consist of or include—
- (i) the construction or provision of a verandah, balcony or raised platform, —- **Not applicable**
- (ii) the installation, alteration or replacement of a microwave antenna, - **Not applicable**
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or- **Not applicable**
- (iv) an alteration to any part of the roof of the dwellinghouse. - **Not applicable**

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; - **Not applicable**
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or- **Not applicable**
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse. - **Not applicable**

Conditions

A.3 Development is permitted by Class A subject to 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; - **brick to match existing house.**
- (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 – noted, single storey only
- (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 - Noted
- (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse. - Not applicable, single storey

With all above taken into consideration, we believe the application falls under permitted development.