

PLANNING STATEMENT TO JUSTIFY PERMITTED DEVELOPMENT LAWFUL USE CERTIFICATE
Address of Proposed Development Site - 7 Lutterworth Road, Burbage, Hinckley, Leicestershire, LE10 2DJ
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 8sqm out of 112sqm = 7% (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 3.8m and is detached (ii) exceed 4 metres in height; - only is 3.4m

- (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 over 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.