

Evidence to verify application
Lawful development : Proposed use
12 Causton Road, N6 5ES

This document is to be read in conjunction with any relevant drawings referred to or attached hereto.

Following the pre-application site meeting with James Mead and Elisabetta Tonazzi on 24/05/2022 we have amended our design in order to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Development within the curtilage of a dwellinghouse, Class A and Class E.

We are submitting a Permitted Development Application for the following :

Proposals :

Under Class A

- Addition of windows on ground floor side elevation
- Alteration to the rear fenestration of the property by way of installation of sliding doors

Under Class E

- Erection of new “garden room” building at the rear of the garden

Site Information :

12 Causton Road is a semi-detached dwelling. It is not a listed building. It falls within the Highgate Conservation Area.

Relevant Drawings :

(GA01-PD) Existing and Proposed Ground Floor - Rev1.0
(GA05.2-PD) Existing and Proposed Rear Elevation - Rev1.0
(GA05.3-PD) Existing and Proposed Side Elevation - Rev1.0
(GA06-PD) Existing and Proposed Rear Garden - Rev1.0
(LP01-PD) Location Plan - Rev1.0

Please see below our Evidence to Verify Application.

Evidence to Verify Application

Extracts from “Permitted development rights for householders - Technical Guidance”.
In BLACK.

Response to the extracts, to provide Evidence to Verify the Application. In BLUE

Permitted development for householders

Class A

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

Under Class A the following limits and conditions apply:

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, PA or Q of Part 3 of this Schedule (change of use)

The Proposals do not breach this clause.

(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)

The Proposals do not breach this clause.

(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

The Proposals do not breach this clause.

(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

The Proposals do not breach this clause.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse

The Proposals do not breach this clause.

(f) the enlarged part of the dwellinghouse would have a 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, or
- (ii) exceed 4 metres in height

The Proposals do not breach this clause.

(g) 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 -

- (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
- (ii) exceed 4 metres in height

The Proposals do not breach this clause.

Side wall extensions extending beyond rear walls

(h) the enlarged part of the dwellinghouse would have more than a single storey and -

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

The Proposals do not breach this clause.

(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

The Proposals do not breach this clause.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse

The Proposals do not breach this clause.

Rear and side extensions

(ja) 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);

The Proposals do not breach this clause.

(k) it would consist of or include –

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

The Proposals do not breach this clause.

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;

The Proposals do not breach this clause.

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

The Proposals do not breach this clause.

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or

The Proposals do not breach this clause.

(ca) 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 (b) and (c)

The Proposals do not breach this clause.

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The Proposal would be to have :

2 No. Additional Windows on the Ground Floor side elevation :

These windows would be timber framed double glazed windows, the windows would be of similar appearance to those elsewhere in the existing dwellinghouse.

Alteration to the Ground Floor rear fenestration of the property by way of installation of sliding doors :

The sliding doors would be dark grey aluminium framed double glazed sliding doors.

Note - The existing rear elevation at ground floor level already has a white aluminium framed folding door and a white aluminium framed window.

(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

The Proposals do not breach this clause.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse

The Proposals do not breach this clause.

Class E

This provides permitted development rights within the curtilage of a house for :

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

The proposed rear garden room structure has a purpose incidental to the enjoyment of the house. It includes a gym and storage room at the back of the rear garden.

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

The Proposals do not breach this clause.

Under Class E, the following limits and conditions apply:

E.1

Development is not permitted by Class E if -

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

The Proposals do not breach this clause.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The total area of the curtilage (excluding the ground area of the original dwellinghouse) is 201 sqm. The 50% of this area is 100.5 sqm.

The total area covered by buildings, including the existing side extension and the proposed garden room structure, is 38.4 sqm. Therefore, it does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse

The proposed rear garden room structure is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

(d) the building would have more than a single storey

The proposed garden room does not have more than one storey.

(e) the height of the building, enclosure or container would exceed -

(i) 4 metres in the case of a building with a dual-pitched roof,

See point (e)(ii) below.

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

The proposed garden room structure is located within 2 metres of the boundary of the curtilage of the dwellinghouse. Therefore the proposed height of the highest point of the garden room structure is 2.5 metres, as shown in the enclosed drawings "(GA06-PD) Existing and Proposed Rear Garden - Rev1.0".

(iii) 3 metres in any other case

See point (e)(ii) above.

(f) the height of the eaves of the building would exceed 2.5 metres

The height of the eaves of the proposed building does not exceed 2.5 metres.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

12 Causton Road is not a listed building.

(h) it would include the construction or provision of a verandah, balcony or raised platform

The proposals do not include verandah, balcony or raised platform.

(i) it relates to a dwelling or a microwave antenna

The Proposals do not breach this clause.

(j) the capacity of the container would exceed 3,500 litres.

The Proposals do not relate to a container.

E.2

In the case of any land within the curtilage of the dwellinghouse which is within -

(a) a World Heritage Site,

(b) a National Park, ,

(c) an area of outstanding natural beauty or

(d) the Broads,

The Site is not located within such areas.

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres

The Proposals do not breach this clause.

E.3

In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure,

pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse

The proposed garden room structure is not situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Interpretation of Class E

E.4

For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse

The Proposals do not breach this clause.