

PLANNING STATEMENT

Certificate of Proposed Lawful Development

**200 BOUNDARY ROAD
LONDON N22 6AJ**

**JOB NO: 4356/PL
MAY 2023**

The proposals are for the erection of a single storey rear extension. The proposals are in line with the parameters of the Class A Permitted Development rights as follow:

- A.1 (a) – N/A
- A.1 (b) – The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwelling house) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- A.1 (c) – The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
- A.1 (d) – The height of the eaves of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
- A.1 (e) – The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or which fronts a highway and forms a side elevation of the original dwellinghouse.
- A.1 (f) – The enlarged part of the dwellinghouse would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres or exceed 4 metres in height.
- A.1 (g) – The enlarged part of the dwellinghouse would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 6 metres or exceed 4 metres in height.
- A.1 (h) – The enlarged part of the dwellinghouse would not have more than a single storey.
- A.1 (i) – The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves of the enlarged part would not exceed 3 metres.
- A.1 (j) – The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.
- A.1 (k) – The proposals do not consist of or include the construction or installation of any of the elements described in items (i), (ii), (iii) or (iv).
- A.2 (a) – N/A
- A.3 (a) – The materials used shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- A.3 (b) – N/A