

CJOK ARCHITECTS
4 CLYDE CIRCUS . N15 4LF

GF REAR EXTENSION - SUPPORTING DESIGN DOCUMENT
05 MARCH 2026

This document acts as a supporting design query response which verifies the application evidence and why the proposed ground floor extension scheme is deemed as a Lawful Development.

Please see a supporting response below to the permitted development rights for the enlargement, improvement or other alteration of a house.

The house is a purpose built single dwelling house and always has been. In the proposal, it will remain as one single family dwelling house.

The total area of ground covered by buildings (other than the original dwellinghouse) will be less than 50% of the total area of the curtilage.

The proposal for the rear extension is at ground floor level and therefore does not go higher than the highest part of the roof.

The proposal for the rear extension is at ground floor level and therefore does not go higher than the eaves of the existing dwellinghouse.

The proposed GF rear extension is to the rear of the property and therefore does not extend beyond the principal elevation or does not front a highway as the house is a terraced property.

The proposal is single storey and is only within the rear garden and therefore does not extend beyond the most rear wall of the dwelling house. It also does not exceed 4 metres in height.

The proposal is further than 2 metres from the end of garden curtilage and the height of the eaves does not exceed 3m .

The rear proposal is a single storey and does not exceed 4m in height.

The GF rear extension proposal does not include a verandah, balcony or raised platform, installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or alter the roof.

The dwelling is not on article 2(3) land.

The materials to the exterior have been designed to be the same as those which exist in the existing house. The extension will be in brick to match the existing brick.

There are no upper floor side windows in this proposal.

Conclusion:

Given that the proposal satisfies the points as outlined in the Permitted development rights for householders document, we believe that the proposal therefore falls within the development rights under Lawful Development.

See Existing and Proposed Drawings submitted with this application for further evidence.