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PERMITTED DEVELOPMENT
COMPLIANCE STATEMENT

Re: 60 Aylmer Road, London, N2 0PL
Rear Extension

Compliance with Permitted Development Class A

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

Class A – This clearly notes that it applies to the enlargement, improvement or other alteration of a house.

Class A.1 a) This paragraph notes that development will not be permitted if as a result of the works the total area of ground covered by the dwelling house (other than the existing dwelling house) would exceed 50% of the total area of the curtilage. The total area of curtilage other than the dwelling house is 64.10Msq. This allows compliance with Class A.1 a) providing the area of the extension is less than 32.05Msq. The extension subject of this Application is limited to just 17.47Msq. Please see drawings illustrating this as attached to the application.

Class A.1 b) This paragraph notes that development will not be permitted if as a result of the works the height of the part of the dwelling house enlarged, improved or altered would exceed the highest part of the roof of the existing dwelling house. The highest part is deemed the ridge of the main roof. The property has chimneys higher than this ridge, but these are not taken into account. Being a single storey extension with a total height considerably lower than the existing ridge the application complies with this requirement.

Class A.1 c) This paragraph notes that development will not be permitted if as a result of the works the height of the eaves of the part of the dwelling house enlarged, improved or extended exceed the height of the eaves of the existing dwelling house. The eaves height has been measured from the ground level of the existing dwelling house walls to the point where the outside wall meets the upper surface of the roof slope. The overhang has been ignored for the purposes of measurement. Being a single storey extension, where the eaves are designed to be at a lower height than the eaves of the existing house, results in the application complying with this requirement.

Class A.1 d) This paragraph notes that development will not be permitted if as a result of the works the enlarged part of the dwelling house would extend beyond a wall which i) fronts a highway and ii) forms either the principle elevation or a side elevation of the original dwelling house. Clearly the principle elevation is the North elevation facing the highway. The side elevations sit within the boundaries with both neighbouring properties at 58 & 62 Aylmer Road. The rear extension the subject of this application, backs onto the rear wall of the dwelling house and does not extend beyond the side elevation intersections and therefore complies with this requirement.

Class A.1 e) This paragraph notes that development will not be permitted if as a result of the works the enlarged part of the dwelling house would have a single storey and i) extend beyond the rear wall of the original dwelling house by more than 3 metres in the case of a semi-detached dwelling house. ii) exceed 4 metres in height. The rear wall of the original dwelling house is flat as defined in the document, issued by the Department for Communities and local Government. Therefore this application ensures that the rear addition has no part of the extension more than 3 metres from this flat rear wall, nor any part of its roof more than 4 metres above ground level and therefore complies with this requirement.

Class A.1 g) This paragraph notes that development will not be permitted if as a result of the works the enlarged part of the dwelling house would be within 2 metres of the boundary and the height of the eaves of the enlarged part would exceed 3 metres. The single storey ground floor extension is within 2 metres of both of the boundaries with its eaves height no more than 3 metres from ground level and therefore complies with this Permitted development class limitation.

Compliance with Permitted development Class C

Class C.1 b) any alterations must not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. The two proposed conservation rooflights being located on the rear facing original roof slope, indicated on the application to give natural light into the attic will not protrude more than 0.15 metres and therefore complies with this Permitted development class limitation.

Conclusion

This application for Lawful Development of a rear addition to a dwelling house, complies with all the requirements laid down by statute.

Yours sincerely,

Donald Shearer