
Supporting Statement for a Lawful Development Certificate (Proposed)

Site Address: 73 Sherringham Avenue, London

Development Description: Proposed replacement single-story rear extension and associated minor internal layout optimization.

1. Introduction & Purpose

This statement accompanies an application for a Lawful Development Certificate (LDC) for a Proposed Use or Development at 73 Sherringham Avenue. The purpose of this application is to formally confirm that the proposed replacement single-story rear extension and associated internal reconfigurations constitute Permitted Development under the terms of the **Town and Country Planning (General Permitted Development) (England) Order 2015** (as amended), specifically under **Schedule 2, Part 1, Class A**.

2. Site Context & Background

The property is a traditional mid-terrace dwelling. Upon purchasing the property, the current owner inherited a historical single-story rear extension that is currently in a highly dilapidated, structurally failing, and unsafe state, with the existing ceiling actively collapsing.

Crucially, the proposed replacement extension has been designed to directly mirror and match the established building line and profile of the existing extension next door at **No. 71**. By seamlessly aligning with the immediate neighbor's footprint, the proposal directly respects the uniform character, scaling, and architectural rhythm of the rear terrace.

Additionally, previous owners executed internal layout alterations that left the first-floor rooms in an awkward, disproportionate configuration. The proposed works aim to structurally rectify the rear footprint by replacing the failing structure with a compliant, high-quality extension, while subtly optimizing the internal layout to restore proper structural safety and living proportions.

3. Scope of Proposed Works

The development comprises the following integrated elements:

- **Demolition & Replacement Extension:** Safe removal of the dilapidated rear structure and the erection of a single-story rear extension to the kitchen zone, measuring exactly **3.0 meters** in depth beyond the original rear wall of the dwelling house.

- **Ground Floor Layout Optimization:** Streamlining the existing central ground-floor cloakroom footprint by removing an unused shower enclosure to safely reclaim internal floor area for the expanded kitchen zone.
- **First Floor Layout Correction:** Minor internal wall realignments to relocate the family bathroom to the rear-left of the property. This resolves the lack of an upstairs toilet, preserves the full original dimensions of the two primary bedrooms (Bedroom 1 and Bedroom 2) by keeping their primary partition wall in situ, and repurposes a remaining front space into a dedicated dressing/storage room. This positioning ensures a proper, direct gravity drop straight to the existing rear drainage stack.

4. Permitted Development Compliance (Class A Assessment)

The proposed replacement single-story rear extension strictly adheres to the criteria set out under Class A for terraced properties:

- **Depth:** The extension extends precisely **3.0 meters** beyond the original rear wall of the dwelling house, complying fully with the maximum 3-meter limit permitted for terraced properties under Class A.1(f)(i).
- **Height:** The maximum height of the single-story extension profile does not exceed **4.0 meters**, and the height of the eaves stays at or below **3.0 meters** from the natural ground level, strictly satisfying Class A.1(g).
- **Boundary Proximity:** The new extension aligns cleanly with the right-hand boundary line. The design ensures that all elements—including footings, walls, gutters, and fascia boards—remain entirely within the property's legal boundaries.
- **Land Coverage:** The total area of ground covered by buildings within the curtilage (other than the original dwelling house) does not exceed 50% of the total area of the curtilage, satisfying Class A.1(b).
- **Materials:** All external materials used in the construction of the new rear extension will be of a similar physical appearance to those used on the main dwelling house, satisfying the conditions of paragraph A.3(a).

5. Conclusion

As demonstrated, the proposed replacement extension and internal optimizations fall squarely within the statutory limits of Permitted Development. The works replace a dilapidated, failing structure with a safe, compliant home environment that mirrors established local extensions while respecting the street scene and surrounding property boundaries. Therefore, it is respectfully requested that a Lawful Development Certificate be granted for the proposed works.
