

Reference

North End Avenue

NW3

File Code

FF23-018 - 2.01.01

Date

26 September 2024



The Lodge, North End Avenue

Application for Lawful Development (Proposed)

The proposal is for a ground floor rear extension to a private detached dwellinghouse.

The house is a C3 private dwelling, with no Article 4 restricting Permitted Development for this type of application.

The application is deemed lawful under Class A for the following reasons;

- A.1 (a) The house is and always has been class C3
- A.1 (b) The proposed total ground floor area is less than 50% of the curtilage
- A.1 (c) The proposal does not exceed the the existing ridge line
- A.1 (d) The proposal does not exceed the the existing eaves line
- A.1 (e) The proposal does not (i) extend beyond a principal elevation, nor (ii) side elevation or front a highway
- A.1 (f) The proposal does not (i) extend more than 4m beyond the detached dwelling or (ii) exceed 4 meters in height

- A.2 (a) The proposal does not include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- A.2 (b) The proposal does not extend beyond a wall forming a side elevation of the original dwellinghouse.
- A.2 (c) The proposal does not have more than a single storey and extend beyond the rear wall of the original dwellinghouse

- A.3 (a) The proposed materials shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- A.3 (b) No upper floor windows are proposed
- A.3 (c) No second floor is proposed

For the above reasons we request the application for Lawful development
(Proposed use) is approved.