

11 DARTMOUTH PARK ROAD NW5 1SU
CERTIFICATE OF LAWFULNESS APPLICATION
7th October 2011

PLANNING STATEMENT

REAR EXTENSION

The rear extension is permitted under Class A of the General Permitted Development Order 2008 as an 'enlargement...of a dwellinghouse' as follows:

- The extension does not extend beyond the rear wall of the original dwellinghouse by more than 3m, or exceed 4m in height nor 3m at eaves where it is within 2m of the boundary.
- The area of the extension does not "exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)".

ALTERATIONS

The alterations to the existing dwellinghouse are permitted under the General Permitted Development Order 2008 as follows:

- The proposed new lower ground floor, upper ground floor and first floor windows are fixed obscure-glazed in accordance with Class A of the General Permitted Development Order 2008
- The proposed new rooflight to the rear slope of the existing three storey rear addition is a flush conservation rooflight and does not "protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof" in accordance with Class C of the General Permitted Development Order 2008

HARD LANDSCAPING

The property is on Article 1(5) land however, the hard landscaping to the rear of the proposal is permitted under Class F of the General Permitted Development Order 2008 as it is not "situated on land between a wall forming the principal elevation of the dwellinghouse and a highway".