

## Extension via Permitted Development rights statement at 2 Brookfields, Oxspring, Sheffield S36 8WG

### Introduction

This statement has been prepared on behalf of the client, Mr & Mrs Nicholas & Kate Boxall, and sets out the justification of the single storey rear extension proposed and why the extension falls within the existing permitted development rights of the property with reference to MHCLG's "Permitted development rights for householders Technical Guidance".

### Permitted Development Rules Review

As referenced from MHCLG's "Permitted development rights for householders Technical Guidance" the following constraints apply for all extensions:

- Only half the area of land around the "original house"\* can be covered by extensions or other buildings. As designed, the extension will not exceed this.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves. As designed, the extension will be below the existing eaves level, measuring, at highest point, 3.5m, in accordance with the diagram on page 12 of MHCLG's technical guidance.
- Where the extension comes within two metres of the boundary\* the height at the eaves cannot exceed three metres. As designed, the extension will not exceed 3.0m in height at the eaves, in accordance with the diagram on page 12 of MHCLG's technical guidance, as within 2.0m proximity of the boundary.
- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'. As designed, the extension is not on the principle or side elevation.
- The work cannot include:
  - verandas, balconies\* or raised platforms. As designed, the extension does not include these.
  - a microwave antenna (e.g. TV aerial or satellite dish). As designed, the extension does not include these.
  - a chimney, flue or soil and vent pipe. As designed, the extension does not include these.
  - any alteration to the roof of the existing house. As designed, the extension does not include alterations to the existing roofscape.
  - On Article 2(3) designated land\* the work cannot include cladding of the exterior. As designed, the extension is not on any designated land.

- *The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house. As designed, the extension will use the same palette of materials on the existing property, stone blockwork, matching concrete roof tiles and uPVC glazing.*

The following constraints apply for only single storey extensions:

- Single-storey rear extensions cannot extend beyond the rear wall of the original house\* by more than four metres if a detached house; or more than three metres for any other house. *As designed, the extension will project no more than 3.0m past the original rear wall of the property.*
- Where not on Article 2(3) designated land\* or a Site of Special Scientific Interest; and subject to 'prior approval', the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house. This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application. *Not applicable, see previous point.*
- Single-storey rear extensions cannot exceed four metres in height. *As designed, the extension will measure 2.40m at eaves level in accordance with the diagram on page 12 of MHCLG's technical guidance and have a maximum roof height at intersection with the existing external wall of 3.50m less than the 4.0m limit.*