

PD Single Storey Side & Rear extension

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1) On designated land* - no cladding of the exterior.
Not designated land nor clad

2) On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see step 9) does NOT apply to houses on designated land.
Not designated land

3) No more than half the area of land around the "original house*" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
No more than half the land around the original house taken by extensions or outbuildings

4) No extension forward of the principal elevation or side elevation fronting a highway.
Not Applicable

5) Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.
Materials to match existing

6) Side extensions to be single storey. The width of side extension must not have a width greater than half the width of the original house.
Side extension is single storey, less than half the width of the original house

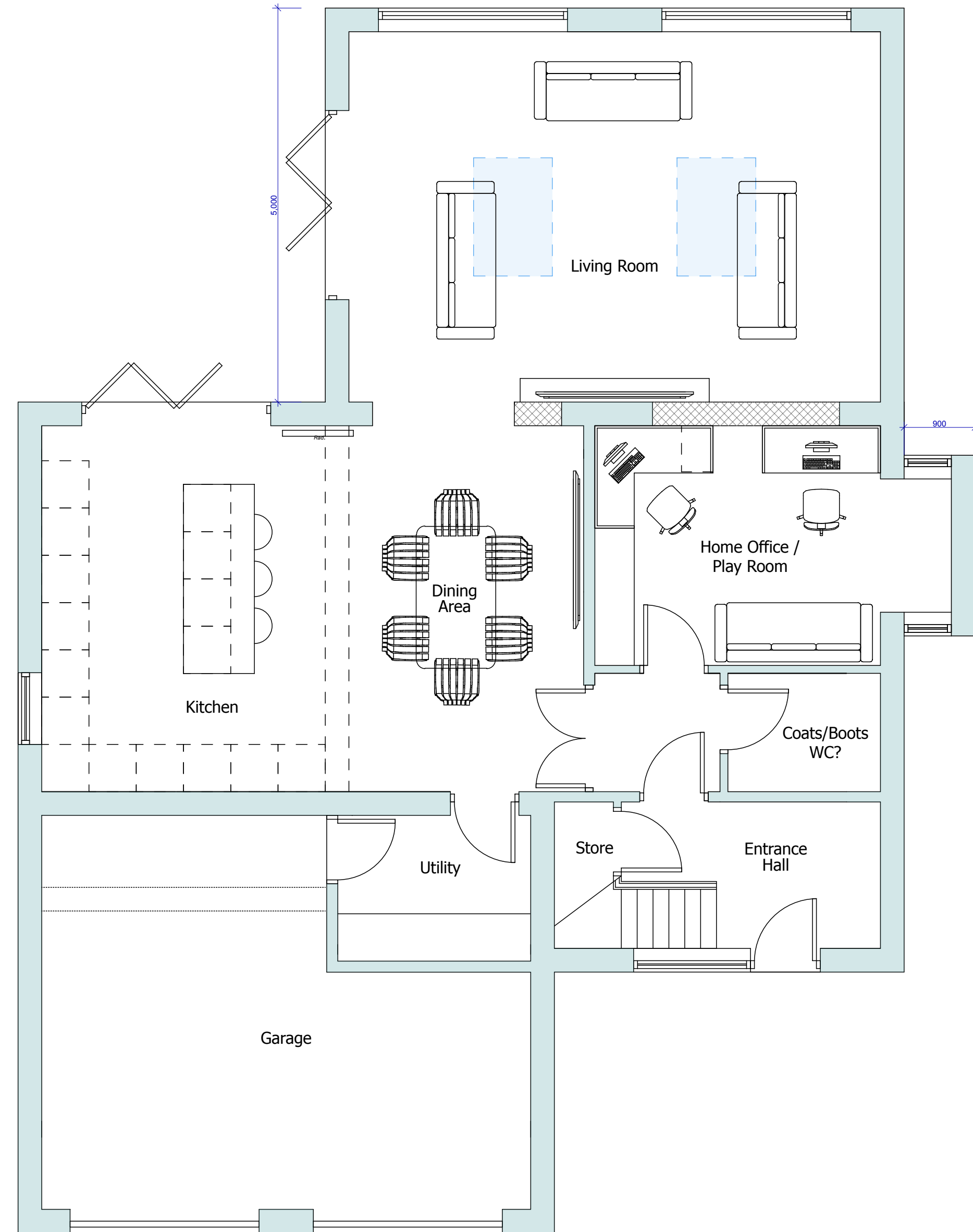
7) Side extensions to have a maximum height of 4m and width no more than half that of the original house.
Side extension no higher than 4m, no wider than half the width of the original house

8) If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
Eaves height no higher than 3m

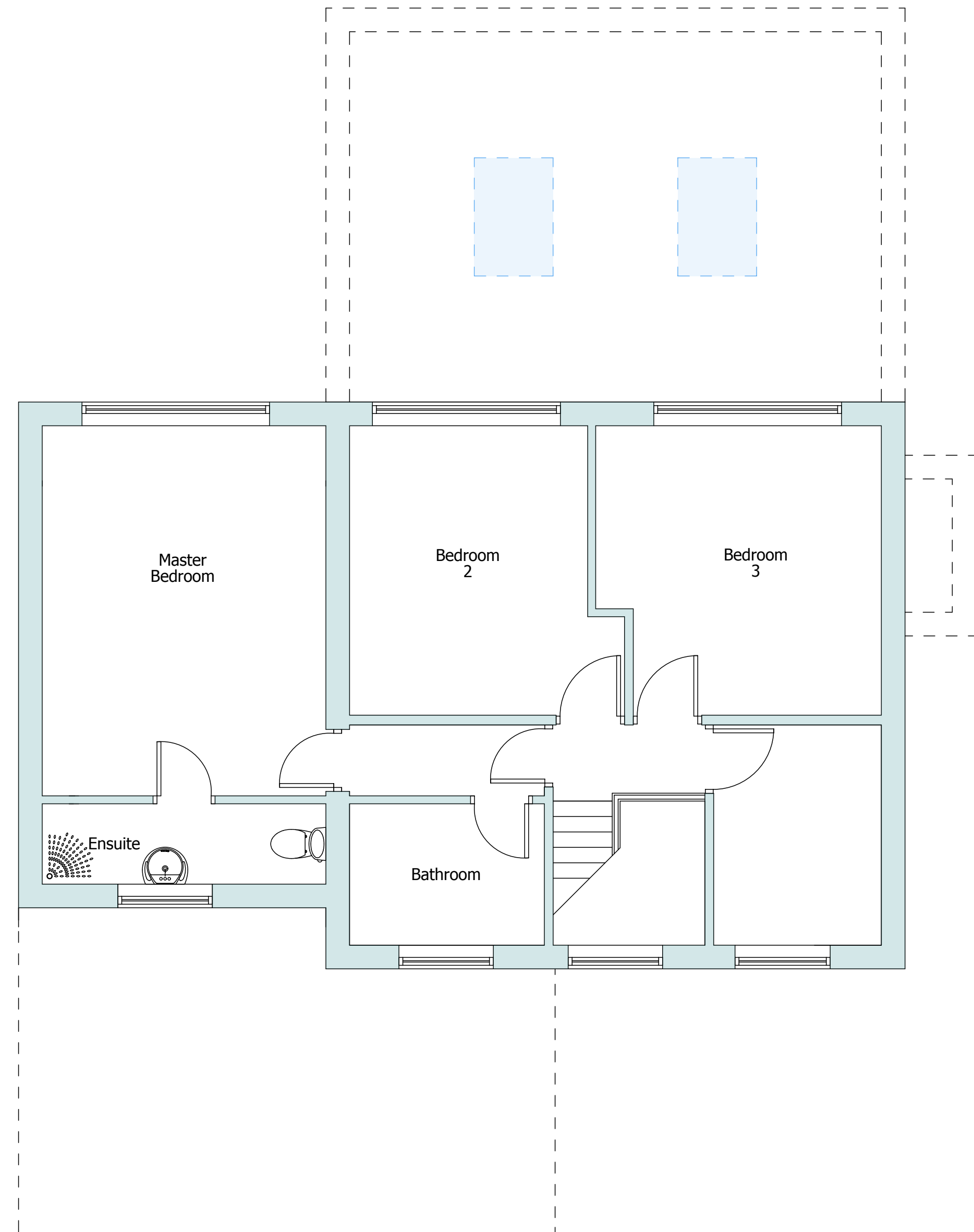
9) Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land* or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
Extension within limits

10) Maximum height of a single-storey rear extension of 4m.
Extension no higher than 4m

11) Maximum eaves and ridge height of extension no higher than existing house.
Eaves/ridge no higher than that of the existing



Ground Floor Plan



First Floor Plan

Drawing and design are copyright of DZIGN House Architecture Ltd unless specific consent in writing has been given. All works arising from the information contained on the drawings are to be in accordance with the statutory approvals for planning, building control and relevant codes of practice and/or British Standards unless specific direction is given. All works to be carried out in accordance with C.O.M. regulations for health and safety. Construction, Design and Management Regulations also require that a principle designer is appointed for each project, we do not undertake this role unless agreed in writing prior to commencement of works. This can be undertaken by the client (domestic) or an individual principle designer to be otherwise appointed. Public sewers under or within 3m of a foundation footprint must be located on site and also verified to the appropriate Water Authority where required by the clients or contractors and submitted 14 days before the commencement of work. Any Water Authority Building Over Agreements should be confirmed and agreed with the authority by the clients. The clients/applicants are responsible for the approval of any associated planning conditions where required. Do not scale or take digital dimensions from the drawing. All constructional dimensions contained in the drawings should be checked on site prior to construction. Calculations and sizes for all structural elements to be provided by a structural engineer to the Building Control Office and contractor prior to commencement of works. Any discrepancies should be notified to the practice without delay.	Date	Revision	Rev No.
© DZIGN HOUSE ARCHITECTURE LIMITED 01132400012			

Project PD - Rear/Side Extension 24 Albany Close, Wombwell, S73 8ER	Drawing Description Proposed Plans		Drawing No. 449-03	
	Scale 1:50 @ A1		Date Mar 24	
	Client Mr & Mrs Oliver			