

Planning Statement

7 Grove Close
Penistone
Sheffield
S36 6UG

The application is for a certificate of Lawful Development for a single storey rear extension to the existing dwelling house. Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

The drawings submitted as part of this application show that the existing single story conservatory to the rear elevation will be removed so that the new rear addition complies with the order.

The proposals fall under Class A of the order for the following reasons:

- The total area of ground covered by buildings within the curtilage of the dwelling house will not exceed 50% of the total area.
- The height of the rear extension will not exceed 4m in height.
- The height of the eaves to the side extension will not exceed the height of the eaves to the existing dwellinghouse.
- The rear extension will not extend beyond the wall which forms the principal elevation of the dwellinghouse.
- The new extension will not front a highway to the the dwellinghouse.
- The rear extension will be single storey, will not exceed 4 meters in height and does
- No part of the new extension will have a veranda, balcony or raised platform
- The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- The extension will not project beyond the side elevation of the existing dwelling house.