

Project Address: 'Blackberry Barn,' Cutbush Lane, Shinfield, RG2 9AF

Project Ref: 2328

Project Proposal: Single-storey rear extension

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Rules on Permitted Development for Householders and how they are applied to this development proposal have been cross checked below and applicable to the type of development Class A - applicable to the enlargement, improvement, or alterations to a house.

A.1b – The proposed extension does not exceed 50% of the curtilage

Existing Ground Floor Internal area is 133 sqm.

Existing First Floor Internal area is 110 sqm.

Total net area of host property is 243 sqm.

Compliance Check:

The proposed single-storey extension is 16.5 sqm.

A.1c – The proposal does not exceed the height of the highest part of the roof of the existing house

Compliance Check:

The proposed extension comprises of a single-storey extension to the rear of a two-storey property.

A.1e – The proposed enlarged part of the dwelling house does not extend beyond a wall which forms the principal elevation of fronts a highway

Compliance Check:

The proposed extension is located to the rear of the property.

A.1f – The proposed extension does not extend beyond the rear wall of the original detached house by more than 4 metres

Compliance Check:

The proposed extension projects from the rear elevation of the host property by no more than 4 metres

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A.1f – The proposed extension does not exceed 4 metres in height

Compliance Check:

The proposed extension comprises of a single-storey extension with flat roof and parapet walls. The eaves height is measured from Ground Level to top of finish flat roof. This height falls within the 4 metre criteria. The height of the parapet wall, although deemed irrelevant under this section, still falls below the 4 metre criteria.

A.1i – The proposed extension to the house is within 2 metres of the boundary of its curtilage, and the max height of the eaves allowed is 3 metres

Compliance Check:

The proposed extension is set in from the boundary line by more than 2 metres.

A.1j – The proposed extension does not:

- extend more than 8 metres beyond the rear wall (detached condition)
- exceed 4 metres in height
- have a total width that does not exceed more than half the width of the house (measured at the widest point)

Compliance Check:

The proposed extension projects outwards from the rear wall of the host property by 4 metres (max)

The proposed extension comprises a flat roof with parapet walls, both of which do not exceed 4 metres in height.

The proposed extension width does not equate to being more than half the width of the host property.

A.3a – The materials used in the exterior work of the proposed extension will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Compliance Check:

The proposed external walls comprise of timber weather boarding and low height facing brick plinths that reflect the same materials evident on the host property.

Applicable Reference: Ministry of Housing, Communities and Local Government. Permitted development rights for householders – Technical Guidance, September 2019