

34 Bowyer Crescent,
Wokingham, Berkshire RG40 1TF

Class A – enlargement, improvement or alteration

Under Class A the following limits and conditions apply:

Policy	Comment	Compliant
A.1 Development is not permitted by Class A if:		
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	The use of the site as a dwellinghouse was not granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use).	
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	The site area is 225.8m². The area taken by the original dwelling including the garage is 64m². Therefore 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) is 80.9m². The maximum size of the extension is therefore 80.9m² The extension is 32m².	
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	The extension is a single storey addition which is not taller than the existing dwellinghouse.	
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	The extension is a single storey addition and therefore the eaves are lower than the original dwellinghouse.	

(e) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	The enlarged part of the house is to the rear of the original dwellinghouse and neither forms the principal elevation nor fronts a highway that forms a side elevation of the dwellinghouse.	
(f) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	The proposed extension has a single storey and is lower than 4m in height. The original dwellinghouse is a terraced house. The enlarged section of the dwellinghouse extends by 6m from the rear wall of the original dwellinghouse. See condition (g) below.	n/a
(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	The site is not on article 2(3) land nor on a site of special scientific interest. The proposed extension has a single storey and is lower than 4m in height. The original dwellinghouse is a terraced house. The enlarged section of the dwellinghouse extends by 6m from the rear wall of the original dwellinghouse. Local Authority Notification is required.	

h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.	The extension only has a single storey.	
(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	The enlarged part of the dwellinghouse is within 2m of the boundary of the curtilage and therefore the eaves are set at 3m.	
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse	The enlarged part of the dwellinghouse will extend beyond a wall forming a side elevation. The height is set at 3m, there is only one storey and the width is 2.48m which is less than half of the 6.2m width of the original house.	

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j);	There are no existing extensions to the original dwellinghouse.	n/a
(k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	The proposal does not have a verandah, balcony or raised platform. The proposal does not have a microwave antenna. The proposal includes the installation of a chimney. This is addressed in Class G on the attached checklist. The proposal does not include any alterations to the roof of the main dwellinghouse.	See checklist Class G.
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	The dwellinghouse is not on article 2(3) land.	n/a
(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	n/a	
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	n/a	

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(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or	n/a	
(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	n/a	
A.3 Development is permitted by Class A subject to the following conditions-		
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	The materials shown on the attached elevations demonstrate that these are similar in appearance to those used on the original dwellinghouse.	
b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	There are no upper-floor windows.	n/a

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(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	The extension is single storey.	n/a
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