

14th May 2026

95 Butts Hill Road, Certificate of Lawful Development

Dear Sir/Madam,

Please find enclosed a set of drawings demonstrating that the proposed development falls within householder permitted development rights. The existing dwelling includes a side extension that is wider than half the width of the original house.

The proposal comprises several alterations under different permitted development classes, as outlined below.

Class A: Enlargement, improvement or alteration. The proposal includes both a rear extension and a side extension. As these extensions are not attached, they do not constitute wraparound development. Because the existing side extension is wider than half the width of the original dwelling, we propose to demolish it and replace it with a side extension that complies with permitted development requirements. We therefore consider these works to fall within permitted development regulations.

Class D: Porches. The proposal includes a new pitched-roof porch with a maximum height of 3m and a footprint of 3m².

Class E: Buildings etc. The proposal includes a flat-roofed garden room to the rear of the garden, with a maximum height of 2.4m.

The proposed alterations would cover 31% of the curtilage, excluding the footprint of the original dwelling.

We believe the proposal represents a well-considered design and would welcome the opportunity to engage further during the determination period. We would be pleased to provide any additional information or clarification if required.

Thank you for your consideration of this application. I look forward to a positive outcome.

Kind regards

Daniel Kellett RIBA

DJK ARCHITECTURE

