

Moorhouse, Church Lane, Wendlebury, OX25 2PN. Proposed extensions to existing house.

EVIDENCE TO SUPPORT APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT.

The application relates to proposed single storey side and rear extensions to an existing house.

Drawing P3077/12 accompanying the application shows the locations of the existing house and garage, together with the proposed extensions. The areas of the various elements are also noted on the drawing.

The other drawings accompanying the application show the floor plans, sections & elevations of the existing and proposed relating to the application.

The original house and garage is shown marked A on drawing 12. This was the original house and garage as it was first built. The area of the original house and garage is 101.43 m² and the area of land around the original house is 424m².

The proposed side extension to the kitchen on the east side of the house has an area of 7.67 m².

The proposed rear & side extension (next to the garage) has an area of 18.84 m². At the same time as constructing the extension it is proposed to remove the existing flat roof of the garage and construct a hipped pitched roof to cover the existing garage area and the proposed extension. The overall height of the extension and the new roof will not exceed 4 metres and the height at the eaves will not exceed 3 metres.

The proposed entrance canopy on the west side of the house covers an area of 3.67 m².

Extensions or additions to an existing house are considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

In this instance, the limits and conditions are met as follows:-

The existing house is a single storey dwelling on land which is not designated land.

The total area of the proposed extensions (including the entrance canopy) is 30.18 m² and the area of land around the original house is 424 m² and therefore the area of the proposed extensions and the existing garage will not exceed 50% of the total area of land around the original house.

The width of the original house is 6.69 metres and the width of the proposed side extensions is 1.2 metres, therefore the width of the proposed side extensions does not exceed half the width of the original house.

There are no extensions proposed forward of the principal elevation fronting the highway.

The materials that will be used in the exterior work will be similar in appearance to those of the exterior of the existing house.

The proposed side extensions will be single storey and will not exceed 4 metres in height.

The eaves height of the proposed extensions will not exceed 3 metres and the rear extension will not exceed a height of 4 metres.

The maximum eaves & ridge heights of the extensions will be no higher than the existing house.