



NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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The application seeks consent to extend and alter the dwelling at 12 Rectory Close via a householder planning application however the below permitted development rights are a material consideration when assessing the site proposals

Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order - PRIOR APPROVAL NOTIFICATION

Class A – The enlargement, improvement or other alteration of a dwellinghouse

- The total area of ground covered by buildings within the curtilage would not exceed 50% of the total area of the curtilage
- The existing dwelling is detached;
- The proposed addition is within 2m of the site boundary and the eaves height will not be more than 3m in height;
- The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway;
- The proposed extension would not extend beyond the rear wall of the dwellinghouse by more than 8m
- The site does not lie on article 1(5) land;
- The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Class B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

- The total volume of enlargement (including any previous enlargement) does not exceed the original roof space by more than 50 cubic meters;
- The enlargement does not exceed the height of the existing roof;
- No addition is proposed on the principal elevation of the house (where it fronts a highway), and the addition does not extend beyond the existing roof slope;
- The proposals do not include verandas, balconies or raised platforms; or installation, alteration or replacement of any chimney, flue, or soil and vent pipe;
- The proposals do not include side-facing windows ;
- The eaves of the original roof are maintained;
- The enlargement is set back, so far as practicable, at least 20cm from the original eaves;
- The roof enlargement does not overhang the outer face of the wall of the original house

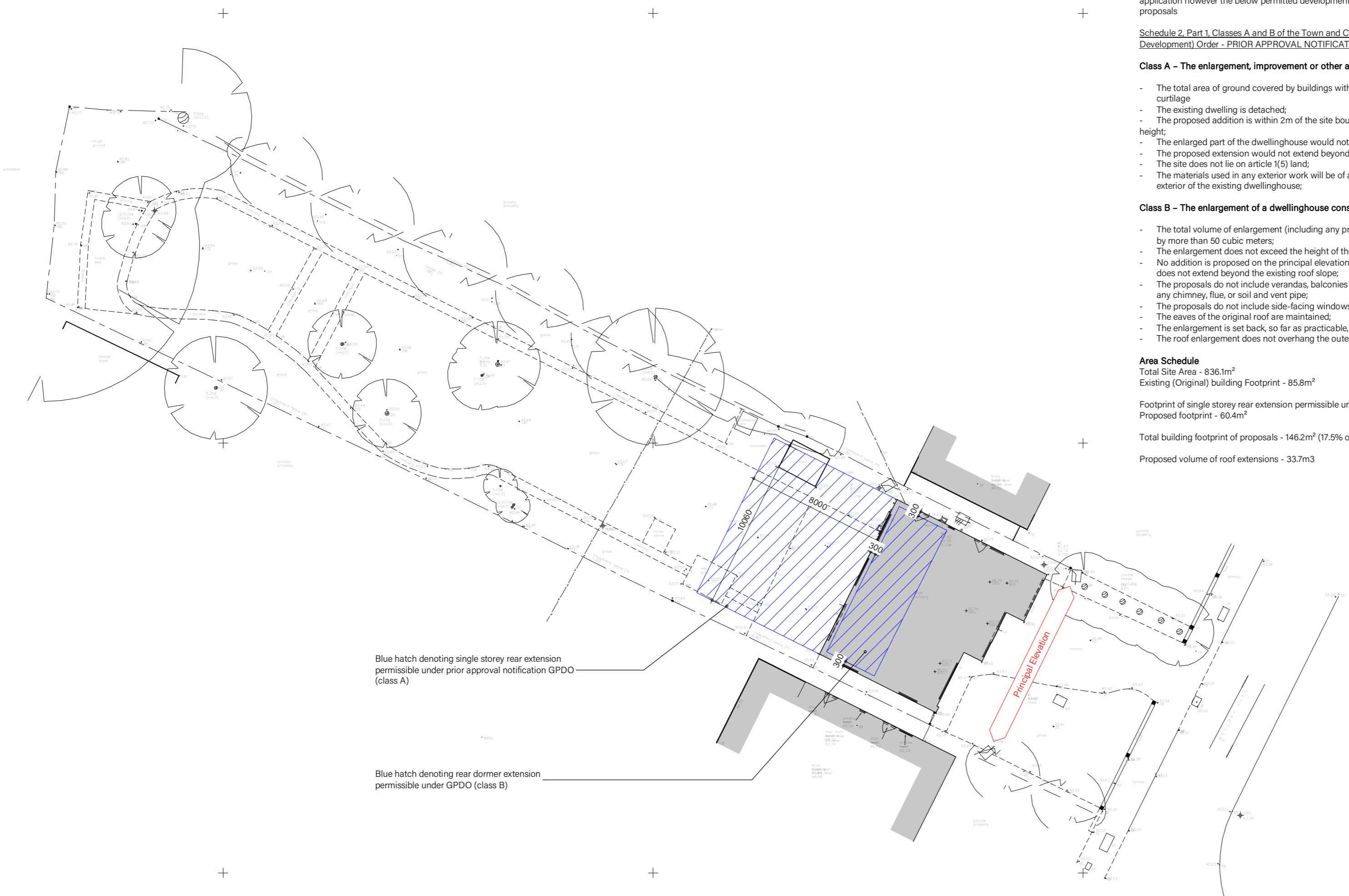
Area Schedule

Total Site Area - 836.1m²
Existing (Original) building Footprint - 85.8m²

Footprint of single storey rear extension permissible under GPDO - 80.5m²
Proposed footprint - 60.4m²

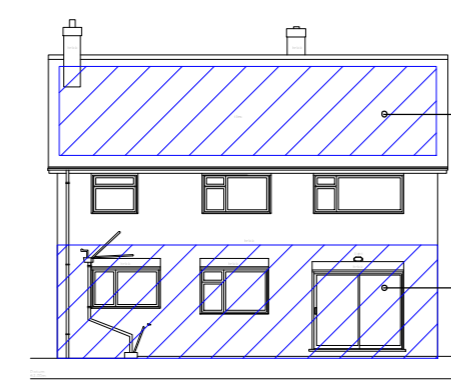
Total building footprint of proposals - 146.2m² (17.5% of site area)

Proposed volume of roof extensions - 33.7m³



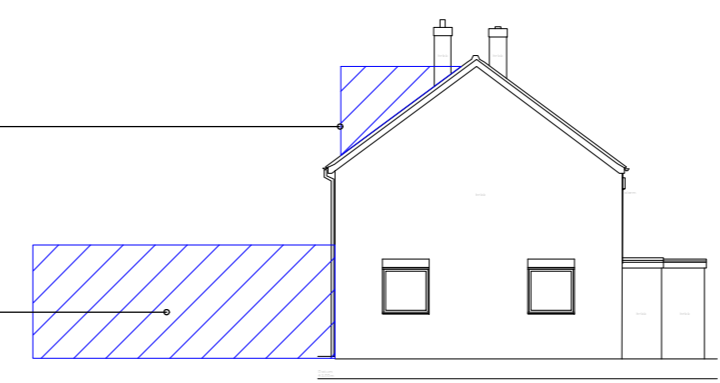
Blue hatch denoting single storey rear extension permissible under prior approval notification GPDO (class A)

Blue hatch denoting rear dormer extension permissible under GPDO (class B)



Blue hatch denoting rear dormer extension permissible under GPDO (class B)

Blue hatch denoting single storey rear extension permissible under prior approval notification GPDO (class A)



revision date description



status
PLANNING

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BICESTER, OX 25 2PJ
drawing title
GPDO ASSESSMENT

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