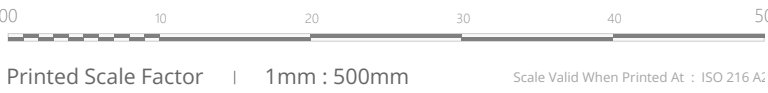




PL01 | Proposed Site Plan

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Survey & Geomatics Disclaimer

All measured survey data, including but not limited to site measurements, boundary positions, levels, and Ordnance Survey (OS) data, have been prepared by **Mapmatic Measured Surveys**. The information depicted on this drawing is derived from survey data supplied by Mapmatic and is intended solely for reference.

All critical measurements, boundaries, and levels should be independently verified on site prior to commencement of any design, construction, or legal reliance. The information provided is subject to inherent tolerances of survey methodologies, and users must satisfy themselves as to its suitability for their intended application.

Survey control has been established in accordance with **Ordnance Survey GNSS positioning**, using site control stations referenced to the **OS National Grid & Ordnance Datum Newlyn**. Positional accuracy is dependent on GNSS conditions and should be verified where necessary.

Any discrepancy between the measured survey and site conditions should be reported immediately. The **Land Registry Compliant Plan** included shown on this document is based on survey data, but the final determination of boundary legal status remains subject to Land Registry adjudication and relevant legal processes. The survey appended to this document satisfies **CS & ICES** professional standards according to Mapmatic Surveys.

For full survey records, data accuracy statements, and further details, refer to:
Mapmatic Measured Surveys: Unit 14, Prime Parkway, Derby, DE1 3QB.

Statement of Compliance

The proposed development is a single-storey, flat-roof side extension to an existing one-and-a-half-storey bungalow. It has been carefully designed to provide additional accommodation for multi-generational family living, ensuring practicality while remaining sympathetic to the host dwelling.

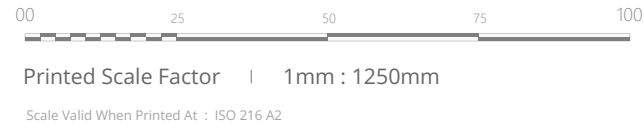
The design has been carefully considered to minimise impact on the surrounding area. The extension is positioned to preserve the character of the existing property, with a low-profile roofline to reduce visual prominence. The materials and proportions have been selected to blend seamlessly with the existing structure, ensuring a discreet and visually unobtrusive addition.

The proposal is fully compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The accompanying table on this drawing sets out how each aspect of the design meets the permitted development criteria, including size, height, and materials. No element exceeds the allowances prescribed by legislation.

As such, as demonstrated to the evidence presented within the provide documentation, the extension is lawful under permitted development rights and does not require planning permission.



PL02 | Proposed Location Plan



Compliance Checklist – Side Extension Criteria

This compliance checklist has been prepared by Noble Architecture to establish that the proposed **Side Extension** qualifies as **Permitted Development (PD)** under the **Town and Country Planning (General Permitted Development) (England) Order 2015** (as amended).

The table below sets out how the proposal satisfies the relevant PD limitations and conditions, ensuring compliance with the Ministry of Housing, Communities & Local Government's guidance, including all subsequent amendments as of **January 2025**.

Checklist Item	Compliance Checklist
01 The Property is Not a listed building or in the curtilage of one.	✅ Deed Confirms No Listed Building Status
02 No Article 4 Direction applies (removing or limiting PD rights).	✅ Checks made, deeds and property history searches indicate no rights removed by LPA.
03 Not in a Conservation Area, National Park, AONB, or World Heritage Site etc or any designated area that restricts PD Rights.	✅ Within Greenbelt, But this has no impact on PD
04 No previous planning condition exists removing PD rights (e.g., "PD rights removed").	✅ Previous Planning Applications Checked No removal of PD rights noted confirmed
05 The proposed extension does Not extend beyond the principal (front) elevation.	✅ Fully Compliant (<i>Set Back 1m</i>)
06 The proposed extension does Not extend beyond the rear elevation	✅ Fully Compliant (<i>Set In 2+m</i>)
07 Height of the single-storey extension is ≤ 4m (or meets relevant Class A limits).	✅ Fully Compliant (<i>Well Under Due To Flat Roof</i>)
08 Eaves height does Not exceed eaves of the original house (and ≤3m if within 2m of boundary).	✅ Fully Compliant
09 Width of the side extension ≤ half the width of the original house.	✅ Compliant, (<i>Original House Approx 12m & Extension 5m</i>)
11 Any new upper-floor windows (if applicable) are obscure-glazed and non-opening below 1.7m from floor level.	✅ Compliant (<i>Not Applicable</i>)
12 The total area of the extension(s) + outbuildings ≤ 50% of the curtilage around the original house.	✅ Fully Compliant
13 Materials proposed are Similar In Appearance to the existing dwelling.	✅ Compliant; All materials identical or closely match the host dwelling, (<i>See Elevations Drawings - GA06_T02_D12</i>)