SUPPORTING STATEMENT

Certificate of Lawfulness for Proposed Development
25 Netherpark Drive, Romford, RM2 5RJ
Proposed First-Floor Rear Extension

Proposal

This application seeks confirmation that the proposed first-floor rear extension shown on drawing FF-R02 is lawful development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). All works identified as existing on drawing FF-R01 have already been completed and are physically in situ.

Compliance with Class A

The proposal has been specifically designed around the Class A permitted development limitations. The proposed upper-storey rear enlargement projects no more than **3.0 metres from the original rear wall**, reducing to approximately **2.4 metres** across the stepped section. It therefore remains within the applicable maximum projection for an enlargement of more than one storey.

The upper-storey enlargement is positioned to maintain the required relationship with the side boundaries and is more than **7 metres from the rear curtilage boundary**. It remains below the highest part of the existing dwelling and is clearly a rear enlargement. The existing and proposed enlargements have also been considered together for the purposes of the applicable Class A total-enlargement provisions.

The development will use external materials of a similar appearance to the existing dwellinghouse and will comply with the applicable Class A conditions relating to the roof and any relevant upper-floor side-facing windows.

Conclusion

The submitted proposal is a carefully defined first-floor rear extension which has been designed to remain within the relevant limitations and conditions of Class A. The application is for a Certificate of Lawfulness and therefore turns on compliance with the statutory permitted development criteria rather than the planning merits of the proposal.

On the basis of the submitted drawings and dimensions, the proposed development falls within Schedule 2, Part 1, Class A of the GPDO. The Local Planning Authority is therefore respectfully requested to issue a **Certificate of Lawfulness for Proposed Development under section 192 of the Town and Country Planning Act 1990**.