North

KEY

Planning application boundary

Single Storey side Extension

CLASS A: Side Extensions

- No more than 50% ground around house covered
- Have a width less than 50% of the original house
- Single storey only
- Max ridge height to be 4m with pitched roof
- No verandas, balconies or raised platforms
- Not on Article 2(3) land
- Not listed or in Conservation Area

Double Storey rear Extension

CLASS A: Rear 2-storey Extensions

- Extensions up to 3m from the rear wall of the dwelling
- Max eaves and ridge height of extension no higher than existing house
- If extension is within 2m of a boundary max eaves height should not exceed 3m
- Roof pitch of extensions higher than 1-storey to match that of existing house as far as is practicable

Upward Extension

CLASS AA: Upward Extension requiring Prior Approval

- Up to 2 additional storeys, where the existing house consists of two or more storeys
- Once extended the building should not exceed 18m
- Once extended the height of the highest part of the roof of the dwellinghouse should not exceed the height of the highest part of the roof of the existing dwellinghouse by more than 7m where the dwelling is more than one storey
- the floor to ceiling height of any additional storey, measured internally would exceed the lower of-
  - 3 metres; or
  - the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse
- The development must not include a window in any wall or roof slope forming a side elevation of the dwellinghouse
- the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse

New Outbuildings

CLASS E: Outbuildings

- No more than 50% ground around house covered
- Not forward of the front elevation of the original house
- Within 20m of the original house footprint
- Max 2.5m eaves height if within 2m from boundary
- Max 3m eaves height elsewhere
- Max 4m overall height with a dual pitch roof
- Have a width less than 50% of the original house

Single Storey rear Extension

CLASS A: Rear Extensions

- Extensions up to 4m
- No more than 8m in depth
- Extensions up to 8m subject to prior approval when detached
- Not closer than 2m of the site boundary
- Single storey only
- Height of eaves not to exceed 3m
- Max ridge height to be 4m with pitched roof

0 2 5 10m

A3

Level 2 architects

Project	Moor Road, Baguley			
Title	Permitted Development Diagram			
Scale	1:250	Drawing	469-1-PLN-015	Rev A
PLANNING				

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