



Supporting Statement

Application for a Lawful Development Certificate for a Proposed Use or Development

Application details	
Site	25A Elley Green, Neston, Corsham, Wiltshire SN13 9TX
Applicants	Jo and Mike Aldred
Agent	Grow Architectural Ltd
Local planning authority	Wiltshire Council
Application type	Certificate of lawfulness of proposed use or development, section 192 of the Town and Country Planning Act 1990
Permitted development	Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended
Proposal	Single-storey rear extension
Reference / date	5118-PD · 2 October 2026

1. Introduction

This statement supports an application on behalf of Jo and Mike Aldred for a certificate confirming that the proposed single-storey rear extension at 25A Elley Green would be lawful if begun at the date of the application.

An application under section 192 turns on fact and law alone: whether, on the evidence submitted, the development is permitted by the General Permitted Development Order. Planning merit does not arise. The statement therefore sets out the facts of the proposal and tests them against each limitation and condition of Class A.

2. The site and the dwellinghouse

25A Elley Green is a detached two-storey dwellinghouse in natural stone with dressed stone quoins and surrounds beneath a pitched tiled roof. It sits within its own plot with gardens to the rear, fronting Elley Green.

The house is L-shaped at the rear. A two-storey rear projection, containing the kitchen at ground floor and Bedroom 2 above, forms part of the original dwellinghouse. The proposed extension occupies the area enclosed by the main rear wall, the flank of that projection and the line of the main side wall.

The property is used as a single dwellinghouse. It is not a listed building. The site is not within a conservation area, a National Landscape, a National Park, the Broads or a World Heritage Site, and so is not article 2(3) land. It is not within a site of special scientific interest. Permitted development rights under Part 1 have not been removed by condition or by an article 4 direction.

3. The proposal

The proposal is a single-storey extension to the rear of the dwellinghouse, providing an enlarged dining and family room, a boot room and storage. In summary:

- It projects 4.000 m beyond the rear wall of the original dwellinghouse.
- It has a flat roof behind a stone parapet, with two roof lanterns. The parapet stands 3.000 m above ground level.
- Its external walls are natural stone to match the existing dwellinghouse. New openings comprise the rear doors, the window seat and the boot room door.
- The flat roof is not accessible. It is not a balcony, roof terrace or raised platform, and no means of access is provided to it.

The internal alterations to the existing house, including the home office and the boot room and storage partitions, do not materially affect its external appearance and are not development by virtue of section 55(2)(a) of the 1990 Act.

The application is supported by the following drawings:

Drawing	Title
Location plan	Site location plan (submitted via the Planning Portal)
5118-001-EP	Existing Plans
5118-002-EE	Existing Elevations
5118-101-PP	Proposed Plans
5118-102-PE	Proposed Elevations
5118-103-EBP	Existing Block Plan
5118-104-PBP	Proposed Block Plan

3.1 Key dimensions

Measurement	Proposed
Projection beyond the rear wall of the original dwellinghouse	4.000 m
Height of eaves (top of parapet) above ground level	3.000 m
Distance from the boundary of the curtilage	1.370 m and 1.632 m
Number of storeys	One

4. Compliance with Class A

The table below addresses each limitation in paragraph A.1, the article 2(3) restrictions in paragraph A.2 and the conditions in paragraph A.3. The provisions that need fuller explanation are dealt with in section 5.

Para.	Limitation or condition	Response
A.1(a)	Dwellinghouse use granted only under Part 3 Classes G, M, MA, N, P, PA or Q	Not engaged. The dwellinghouse was not created by a change of use under Part 3.
A.1(b)	Buildings to cover more than 50% of the curtilage, excluding the original dwellinghouse	Complies. The extension occupies a small part of a substantial rear garden, well below 50% (see 5118-104-PBP).
A.1(c)	Height to exceed the highest part of the existing roof	Complies. The extension is single storey and sits well below the ridge.
A.1(d)	Eaves height to exceed the existing eaves	Complies. Eaves at 3.000 m sit well below the eaves of the existing house.
A.1(e)	To extend beyond the principal elevation, or a side elevation fronting a highway	Complies. The extension is to the rear. The principal elevation faces Elley Green and no side elevation fronts a highway.
A.1(f)	Single storey: more than 4 m beyond the rear wall (detached), or more than 4 m high	Complies. Projection 4.000 m; height well below 4 m. See 5.1.
A.1(g)	Larger home extension (prior approval)	Not engaged. The extension is within the A.1(f) limits.
A.1(h)	More than one storey	Not engaged. The extension is single storey.
A.1(i)	Within 2 m of the boundary with eaves above 3 m	Complies. Within 2 m of the boundary; eaves (top of parapet) 3.000 m. See 5.2.
A.1(j)	To extend beyond a side elevation of the original dwellinghouse	Not engaged. The extension does not extend beyond any side elevation. See 5.3.
A.1(ja)	Total enlargement, with any existing enlargement joined to it, to exceed (e) to (j)	Not engaged. The extension joins only the original dwellinghouse; there is no existing enlargement.
A.1(k)	Veranda, balcony or raised platform; microwave antenna; chimney, flue or soil and vent pipe; alteration to the roof	Complies. None proposed. The flat roof is not accessible and the main roof is unaltered. Any soil and vent pipe falls under Class G.
A.2	Article 2(3) land restrictions	Not engaged. The site is not article 2(3) land.
A.3(a)	Exterior materials of similar appearance to the existing dwellinghouse	Complies. Natural stone walls to match. See 5.4.
A.3(b)	Upper-floor side windows to be obscure-glazed and non-opening	Not engaged. No upper-floor windows are proposed.
A.3(c)	Roof pitch of a multi-storey enlargement to match the main roof	Not engaged. The extension is single storey.

5. Detailed points

5.1 Depth: paragraph A.1(f)

For a detached dwellinghouse, a single-storey extension must not extend beyond the rear wall of the original dwellinghouse by more than 4 metres, nor exceed 4 metres in height.

The extension projects 4.000 m beyond the main rear wall of the original dwellinghouse, measured externally, as dimensioned on 5118-101-PP, 5118-102-PE and 5118-104-PBP. It projects a considerably shorter distance

beyond the rear wall of the original two-storey projection beside it. The window seat is formed within the thickness of the rear wall and does not project beyond it.

The parapet is 3.000 m high and the roof lanterns sit low on the flat roof, so no part of the extension approaches 4 metres in height.

5.2 Boundary and eaves height: paragraph A.1(i)

Paragraph A.1(i) has two limbs, and both must be met before the limitation applies: the enlarged part must be within 2 metres of the boundary of the curtilage, and its eaves must exceed 3 metres.

The extension is within 2 metres of the boundary, at 1.370 m and 1.632 m as dimensioned on 5118-104-PBP, so its eaves must not exceed 3 metres. The extension has a flat roof behind a parapet. Consistent with the Government's technical guidance on householder permitted development, the eaves height has been taken to the top of the parapet, the highest point of the enclosing wall. That height is 3.000 m above ground level, as dimensioned on 5118-102-PE. The limitation is therefore met.

The roof lanterns are rooflights set into the flat roof. They are not eaves and do not form part of the external wall.

5.3 Side elevations: paragraph A.1(j)

Paragraph A.1(j) applies only where the enlarged part would extend beyond a wall forming a side elevation of the original dwellinghouse. The extension does not do so.

The extension lies wholly behind the main rear wall of the original dwellinghouse and wholly within the line of its side walls. On one side it is built against the flank of the original two-storey rear projection. It abuts that wall rather than extending beyond it, and that wall remains the enclosing wall of the house on that side. On the other side, its outer wall continues the line of the existing main side wall and does not project beyond it.

The only direction in which the extension projects beyond the original dwellinghouse is rearward. It is a rear extension, and its lawfulness falls to be assessed under paragraphs A.1(f) and A.1(i), both of which are met.

5.4 Materials: paragraph A.3(a)

The external walls of the extension are natural stone with dressed stone surrounds, matching the existing dwellinghouse as shown on 5118-102-PE. The flat roof sits behind the parapet and is not visible in normal views. New doors and the window seat are framed to match the existing windows and doors. The materials are of a similar appearance to those of the existing dwellinghouse.

6. Conclusion

The proposed extension is single storey, projects 4.000 m beyond the rear wall of the original dwellinghouse, has eaves of 3.000 m within 2 metres of the boundary, does not extend beyond any side elevation, and is finished in materials matching the existing house. Every limitation in paragraph A.1 and every condition in paragraph A.3 that is capable of applying is met.

The development is permitted by Class A of Part 1 of Schedule 2 to the Order and would be lawful if begun at the date of this application. We respectfully request that a certificate is issued under section 192.

Edward Healer

Director

Grow Architectural Ltd