

South Hillswood Farm, Meerbrook, Leek Staffordshire ST13 8SH

Evidence to verify statement

For Mr & Mrs Clegg

By: SlaterWilde Ltd

May 2015

SW083/ST01

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The site consists of a semi-detached house. It has a secluded position and is accessed via the unnamed public highway from the A53. And then down a private road. The proposal is for a single storey rear extension with lean too roof and will provide an extended kitchen / dining area to the existing dwelling/house. The extension measures 8.8m long x 5.0m wide x 2.5m high and will be constructed of materials that match the main dwelling. The removal of an existing conservatory will be required to carry out the work. Refer to the submitted drawings SW083- PL001, P002, P003, P004, P005 & P006.

We believe the proposal as is accords with the provisions of Class A of Part 1 of Schedule 2 of the Town and Country General Permitted Development Order 2015 and does not require Planning Permission for the following reasons:

- The development is not on designated land, is not a Listed Building, or has an Article 4 Direction upon it.
- **A.1**
- **(a)** permission granted for dwelling house
- **(b)** The total area of ground covered by the extension and any other curtilage buildings (post development) would not exceed 50% of the existing site area.
Areas:
Domestic Curtilage approx. 1143sqm
Existing building = 141sqm
Curtilage = 1000sqm - 50% = 500sqm
Existing Extension = 52sqm
Shed = approx. 3sqm
Outside canopy = 20sqm
Conservatory = 22sqm (demolish as part of works so not included in total figure)
New Single Storey rear Extensions –44sqm
Total =119sqm
- **(c&d)** No part of the extension would exceed the maximum eaves and ridge heights of the existing house.
- **(e)** No part of the extension would project beyond the wall of a principal or side elevation which fronts a highway. The public highway being
- **(f)** The extension does not extend beyond the rear wall of the original dwelling house by more than 6 metres
- The extension is of single storey and does not exceed 4m in height.
- **(g)** the enlarged part of the dwelling house does not have more than one storey
- **(i)** the enlarged part of the dwelling house would not be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would not exceed 3 metres
- **(j)** The enlarged part of the dwelling house would not extend beyond a wall forming a side elevation of the original dwelling house.
- **(k)** The proposed does not allow for:
 - (i)** the construction or provision of a veranda, balcony or raised platform,
 - (ii)** the installation, alteration or replacement of a microwave antenna,
 - (iii)** the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv)** an alteration to any part of the roof of the dwelling house
- **A.2** the dwelling is not on article 2(3) land
- **A.3** the materials used would match those of the existing house