

**Planning Statement in Support of an Application for a Lawful
Development Certificate**

Proposed Single Storey Side Extension

The Cottage, Jobs Pool, Brown Edge, Stoke-on-Trent ST6 8QW

For Mr and Mrs N Blainey



1. Introduction

- 1.1 This planning statement is submitted in support of an application for a Lawful Development Certificate relating to proposed operational development at The Cottage, Jobs Pool, Brown Edge, Stoke-on-Trent ST6 8QW.
- 1.2 Photograph 1 below shows the front (south) elevation of the original dwelling. The proposed extension will be sited on the west side elevation i.e. to the left hand side of the photograph.



Photograph 1. The front (south) elevation of "The Cottage"

- 1.3 Photograph 2 below shows the west side elevation of "The Cottage" onto which will be built the proposed side extension. The existing two storey side and rear extension which can be seen at the left hand side of the photograph received planning permission in August 2002 under reference SMD/2002/0865. The gable end facing the photographer is the original gable wall of "The Cottage"



Photograph 2. The west side gable end of the original dwelling faces the camera

2. Planning Status of the Site and “The Cottage”

- 2.1 The application site is not Article 2(3) land as defined in Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015; i.e. it is not within :-
- A Conservation Area;
 - An Area of Outstanding Natural Beauty;
 - An area specified by the Secretary of State for the purposes of Section 41(3) of the Wildlife and Countryside Act 1981;
 - The Broads; OR
 - A World Heritage Site
- 2.2 “The Cottage” is not included on the statutory List of Buildings of Special Architectural or Historic Interest authorised by the Secretary of State and maintained by Historic England.

3. The Proposed Extension

- 3.1 The proposed development is the erection of a single storey side extension to be built onto the original west gable wall of “The Cottage”. The extension will have externally measured dimensions of 3.375 metres (width) by 4.086 metres (depth) and a gable ended pitched roof with eaves of 2.015 metres and a ridge height of 3.738 metres. The floor plans and elevations of the existing dwelling and as proposed to be extended, together with a location plan are attached to this application.
- 3.2. The external facing materials to be used in the proposed extension will match those of the existing dwelling.

4. Permitted Development

- 4.1 It is contended that the proposed single storey side extension is permitted development and therefore does not require planning permission because it satisfies the relevant criteria of the General Permitted Development Order.
- 4.2 The relevant criteria are contained in Schedule 2, Part 1 Class A of the Order concerning “*the enlargement, improvement or other alteration of a dwellinghouse*” and are set out below together with in each case the reason why the proposed extension is compliant.

A.1

- (a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

- (c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would **not** extend beyond a wall which —
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey but **would not** —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and **would not** —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse **would not** have more than a single storey and **would not** —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (i) the enlarged part of the dwellinghouse **would not** be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part **would not** exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, but **would not** —
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or
- (k) it **would not** consist of or include —

- (i) the construction or provision of a verandah, 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 dwellinghouse.

A.2 The proposed extension **is not** situated on article 2(3) land.

Conditions

A.3 Development is permitted by Class A subject to the following conditions —

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The external materials of the proposed extension **would match** those of the existing house.
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be —
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

As the proposed extension will not contain any upper floor windows and is of single storey construction, conditions (b) and (c) above do not apply.

A.4 This condition concerns development which is permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g). It is **not** relevant to the proposed extension which is the subject of this Lawful Development Certificate because the proposed extension **would not** exceed the limits specified in paragraph A.1(f) i.e. it would not extend beyond the original rear wall of the dwellinghouse by more than 4 metres and it would not exceed 4 metres in height.

5. Conclusion

5.1 Although the property concerned has been extended previously in accordance with planning permission SMD/2002/0865, no conditions were imposed on that permission removing permitted development rights for further extensions.

- 5.2 The proposed single storey extension satisfies all the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, is permitted development and thus does not require planning permission. The erection of the proposed extension would therefore be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) and a positive Certificate of Lawful Development for the proposed extension should be granted.

Geoff Allen Associates
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