Hewitt&CarrArchitects

PLANNING STATEMENT

Lawful Development Certificate for Proposed Development:
Erection of single storey rear extension
At Pine Lodge, Cheadle Road, Alton
Applicant: Mr. & Mrs. Challinor

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1.0 INTRODUCTION

1.1. Hewitt & Carr Architects Ltd. Has been instructed by Mr. & Mrs. Challinor to submit a Lawful Development Certificate application under s192 of the Town and Country Planning Act 1990 (As Amended) relating to the proposed erection of a single storey rear extension to their existing dwellinghouse known as Pine Lodge, Cheadle Road, Alton.

1.2. It is submitted that the proposed works constitute permitted development under the provisions of Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore do not require the submission of a planning application.

1.3. This Planning Statement seeks to demonstrate the proposal's compliance with the relevant provisions of the above Order in order to enable a Lawful Development Certificate for Proposed Development to be issued, and in preparing the document consideration has been given to the DCLG Permitted Development Technical Guidance Document (April 2017). This statement should be read in conjunction with drawing refs. PL(0)01 (Existing Plans & Elevations) and PL(0)02 (Proposed Plans & Elevations).

2.0 PLANNING ASSESSMENT

2.1. Schedule 2, Part 1, Class A.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 confirms that the *"enlargement, improvement or other alteration of a dwellinghouse"* is permitted development.

2.2. Class A.1 nevertheless goes on to set out a number of criteria which must also be met in order for a proposal to constitute permitted development. It states that development is not permitted where:

a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

2.3. The existing dwellinghouse is long established in residential use, and did not benefit from a change of use via the aforementioned classes of the permitted development order. The proposal therefore meets the requirements of criterion a).

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 exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

2.4. The existing dwellinghouse sits within a large area of domestic curtilage, and the total area of ground covered by the proposed development will fall significantly below 50% of the total area of domestic curtilage. The proposal therefore meets the requirements of criterion b).

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.

2.5. The ridge height of the proposed side extension will not exceed the height of the highest part of the roof of the existing dwellinghouse, and as a consequence the proposal is considered to meet the requirements of criterion (c).

d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

2.6. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse. This measurement has been taken to the upper surface of the flat roof level with the rear wall of the extension as per the approach set out within the PD Technical Guidance 2017 (pp.12). It should also be noted that the extension encompasses a parapet wall, and in accordance with the PD Technical Guidance this should be ignored for the purposes of assessing eaves height. As a consequence of these considerations, the proposal meets the requirements of criterion d).

e) The enlarged part of the dwellinghouse would extend beyond a wall which –
- *(i) Forms the principal elevation of the original dwellinghouse; or*
- *(ii) Front a highway and forms a side elevation of the original dwellinghouse;*

2.7. The proposed extension will not project beyond the principal elevation of the dwellinghouse, and the proposal is therefore considered to meet the requirements of criterion e).

f) Subject to paragraph g), the enlarged part of the dwellinghouse would have a single storey and –
- *(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*

2.8. The proposed extension projects off the original rear wall of the dwellinghouse to a maximum distance of three metres and does not exceed 4 metres in height. The proposal is therefore considered to meet the requirements of criterion f).

g) Until the 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 –

(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;

2.9. The proposed development does not engage the temporary provisions set out under criterion g) and is therefore compliant with the legislation in this regard.

h) The enlarged part of the dwellinghouse would have more than a single storey and –

(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;

2.10. The proposed development involves a single storey rear extension only and therefore meets the requirements of criterion h).

i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

2.11. The eaves height of the proposed extension does not exceed 3 metres and therefore the proposed development meets the requirements of criterion i).

j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

(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;

2.12. The proposed extension will not extend beyond the side elevation of the original dwellinghouse and is therefore considered to meet the requirements of criterion j).

k) It would 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 or vent pipe, or

(iv) An alteration to any part of the roof of the dwellinghouse

2.13. The proposed development does not involve any of the works set out above and as a consequence is considered to meet the requirements of criterion k).

2.14. In addition to the above, Class A.2 requires that in the case of a dwellinghouse on article 2(3) land, development is not permitted if –

(a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, time, plastic or tiles;
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

2.15. The application site is located within the Alton Conservation Area (Article 2(3) Land) but does not involve cladding of the exterior of the dwellinghouse, the erection of a side extension or the erection of a two storey rear extension. The proposed development is therefore considered to be consistent with the requirements of Class A.2.

2.16. In addition to the above, Class A.3 stipulates that the following conditions must be met:

a) The material uses 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;
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.

2.17. The proposed development will utilise materials that match the appearance of the existing dwellinghouse, will not involve the creation of any upper floor windows, and furthermore involves a single storey extension. The proposed development is therefore considered to meet the requirements of Class A.3.

3.0 CONCLUSION

3.1. For the reasons set out above it is submitted that the proposed single storey rear extension constitutes permitted development under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015. The Local Authority is therefore requested to issue a Lawful Development Certificate for Proposed Development to confirm that the proposed extension would be lawful.