Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

TROUGHSTONES FARM
BIDDULPH MOOR

AUGUST 2019

Site Address:
Troughstones Farm, Troughstones Road, Biddulph Moor, ST8 7SL

Applicant:
Mr. P. Beardmore

Proposal:
Lawful Development Certificate for proposed development:
Erection of single storey side extension and single storey rear extension

Planning Statement
Date Issued: 28th August 2019
Job Reference: RDP/2019/059

Report Prepared By:
Rob Duncan BSc(Hons) MA MRTPI
Rob Duncan Planning Consultancy Ltd

Contact Details:
Rob Duncan Planning Consultancy Ltd.
70 Ferndale Road, Lichfield, Staffordshire, WS13 7DL
Email: rob78duncan@gmail.com
Tel. 07779 783521

1. Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. P. Beardmore to prepare a Lawful Development Certificate submission relating to the proposed erection of single storey side extension and single storey rear extension at Troughstones Farm, Troughstones Road, Biddulph Moor.

1.2 This Planning Statement assesses the proposed development against the relevant criteria of Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) in order to demonstrate that the proposed development would be lawful, and not require the submission of a planning application.

2 Statement of Case

2.1 The provisions of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relate to 'Development within the curtilage of a dwellinghouse', and allows for the enlargement, improvement or other alteration of a dwellinghouse. Part 1, Class A, section A.1 stipulates that development will not be permitted by Class A if the proposal conflicts with any of the following criteria:

(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);

2.2 The existing dwellinghouse is long established as a dwelling and did not become a dwelling by virtue of a change of use under the aforementioned permitted development provisions. The proposed development is therefore considered to meet this criterion.

(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 curtilage (excluding the ground area of the original dwellinghouse).

2.3 The total domestic curtilage of the existing property is considerable and the proposed development will not exceed anywhere near 50% of the total domestic curtilage. The proposed development is therefore considered to meet this criterion.

(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;

2.4 The height of the proposed extensions will not exceed the highest part of the roof of the existing dwellinghouse. The proposed development is therefore considered to meet this criterion.

(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;

2.5 The eaves height of the proposed extensions will not exceed the eaves height of the existing dwellinghouse. The proposed development is therefore considered to meet this criterion.

(e) the enlarged part of the dwellinghouse would 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;

2.6 The proposed extensions will not extend beyond a wall that forms the principal elevation of the original dwellinghouse (NE Elevation), nor does they front a highway. The proposed development is therefore considered to meet this criterion.

(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

2.7 The proposed single storey rear extension will extend beyond the rear elevation of the original dwelling to a distance of 8m and is therefore subject to the provisions of criterion g) below.

(g) 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;

2.8 The proposed rear extension will not extend more than 8 metres beyond the original rear elevation of the dwellinghouse, and will not exceed 4m in height. The proposed development is therefore considered to meet this

criterion. A concurrent Prior Notification submission has been lodged, but given distance of the dwelling to neighbouring properties it can be concluded with confidence that the Prior Notification will be granted.

(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;

2.9 The proposed extensions are single storey in nature, and as such are considered to meet this criterion.

(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.

2.10 The proposed extensions would not lie within 2 metres of the boundary of the curtilage of the dwellinghouse, and in any event they have eaves heights which do not exceed 3 metres. The proposed development is therefore considered to meet this criterion.

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation to 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

2.11 The proposed side extension will extend beyond the original side elevation of the dwellinghouse, but will not have a width that is greater than half the width of the original dwelling. It will have a single storey form and not exceed 4m in height. The proposed development will therefore meet the requirements of this criterion.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

2.12 The proposed single storey side extension will not be joined to any existing enlargement to the dwellinghouse. Likewise, neither will the single storey rear extension, as shown on the submitted plan. The proposed development therefore meets this criterion.

(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 and vent pipe, or

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

2.13 The proposed extensions do not conflict with any of the above provisions and as such the proposed development is considered to meet this criterion.

2.14 The proposed development furthermore proposes to utilise materials of construction that match the colour and texture of those of the original

dwellinghouse (Condition A.3 (a) refers), and will not have any side facing upper floor windows (Condition A.3 (b) refers).

3 Conclusion

3.1 Having regard to the aforementioned commentary I conclude that the proposed development will fully accord with the provisions of Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such would be lawful and not require the submission of a planning application.

3.2 The Local Authority is therefore respectfully requested to issue a Lawful Development Certificate to confirm the lawfulness of this proposed development.