Planning Statement

Site Address:

The Bungalow, Lask Edge Farm, Lask Edge, Leek, ST13 8QS

Proposal:

Prior Approval for Larger Home Rear Extension

Prepared By:

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1. Introduction

1.1. This planning statement is to support the Prior Approval Larger Home Extension application for the Bungalow at Lask Edge Farm. Accompanying this planning statement as part of the application are the following documents:

- Existing Site Plan
- Existing Floor Plans and Elevations
- Proposed Site Plan including the Larger Home Extension
- Proposed Floor Plan and Elevations
- Appendix A – Decision Notice on Application SM95-0186

1.2. The Bungalow at Lask Edge Farm has been previously extended from the dimensions of the building as it was first built/stood. Appendix A is the decision notice of application SM95-01886 decided on May 1st 1995 for the garage and conservatory extension. Notably, the decision notice did not attach a condition to remove the permitted development rights for the building. Please also note, the proposed Larger Home Rear Extension does not touch the existing extension completed under the decision notice provided by SM95-0186.

2. Permitted Development Rights for Householders – Technical Guidance

2.1. Larger Home Extensions are a form of Class A development. As such, various limits and conditions apply. Such as the Larger Home Extension must only be on the rear of the dwelling and be up to a maximum of 8m from the rear wall of the original dwelling.

2.2. With regards to existing development within the properties curtilage, the following condition applies. *"(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)".* The following rounded areas are taken from the submitted Existing Site Plan:

- Total Curtilage Area (not including buildings) = 2,494m^2
- Existing Bungalow = 260m^2

- Cottage = 156m^2
- Shed = 10m^2
- Greenhouse 1 = 8m^2
- Greenhouse 2 = 5m^2
- Remaining Curtilage Area = 2,055m^2
- 50% of Remaining Curtilage Area = 1,028m^2

2.3. The proposed Larger Home Extension as shown on the submitted Proposed Site Plan covers an area of 143m^2. Hence, well within the remaining undeveloped 50% of the properties curtilage at 1,028m^2.

2.4. The height of the proposed Larger Home Extension is shown on the submitted Proposed Floor Plans and Elevations to be 3m. The proposed extension does not exceed the eaves height of the original dwelling. The rear elevation of the original dwelling does have two eaves heights. However, as per the Technical Guidance on page 13, *"Where the existing house has eaves of different heights, then the restriction on the height of the eaves for the part of the house enlarged, improved or altered is measured against the* ***highest level of eaves on the existing house****."*

2.5. It is also noted that the proposed Larger Home Extension is within 2m of the property boundary, therefore the following condition referenced on page 22 of the Technical Guidance is applicable. *"(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".* As shown on the Proposed Floor Plans and Elevations, the Larger Home Extension does not exceed 3m in height.

2.6. The proposed Larger Home Extension would be constructed of materials similar in appearance to those used in the construction of the original dwelling.