Planning Statement

Site Address:

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

Proposal:

Proposed Lawful Development Certificate for development under the GPDO 2015, Class A, Class B and Class E.

Prepared By:

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1. Introduction

1.1. This planning statement is to support the Proposed Lawful Development Certificate (PLDC) 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
- Proposed Floor Plans and Elevations
- Appendix A – Decision Notice on Application SM95-0186
- Appendix B - APP/M3645/X/18/3211927

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 development 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. 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

2.2. **Class A – Proposed Larger Home Rear Extension**

2.3. A Householder Notification Application was approved on appeal (HNT/2020/0004) confirming prior approval is not required for a Larger Home Rear Extension shown on the submitted Proposed Floor Plan and Elevations.

2.4. The area of the Proposed Larger Home Rear Extension would be 139m^2, with a volume of 417m^3.

2.5. **Class A – Side Projection Extension**

2.6. The submitted Proposed Floor Plan and Elevations show a side projection extension on the South Elevation of the property. The side extension is 10m in length, less than half of the length of the original dwelling at 20.5m. The height of the proposed extension is 3m, hence below the 4m required under the GDPO.

2.7. The proposed side projection extension does not touch the Proposed Larger Home Rear Extension (HNT/2020/0008). Furthermore, it also does not touch the previous garage extension (SM95-0186), providing the existing conservatory is removed.

2.8. The area of the side projection extension would be 54m^2, with a volume of 162m^3.

2.9. **Class B - Rear Dormer Roof Extension**

2.10. The proposed rear dormer roof extension has a side profile surface area of $3m^2$ and a length of 16m creating a total increase in volume of $48m^2$. Hence, below the $50m^3$ increase in volume permitted for a detached property under the 2015 GDPO.

2.11. Furthermore, the proposed rear dormer does not extend past the outer wall of the original dwelling and is at least 0.2m from the edge of the eaves.

2.12. **Class E – Detached Garage For Classic Cars**

2.13. The proposed detached garage would be positioned to the North of the properties curtilage. It would not be forward of the principal elevation of the dwelling. The eaves of the proposed detached garage would be 2.5m with a 4m ridge height. At all points, the proposed detached garage is at least 2m from the property boundary.

2.14. The incidental use of the proposed detached garage is for the storage/security of classic cars, an acknowledged use incidental to the enjoyment of the dwelling house. Appeal decision APP/M3645/X/18/3211927 (Appendix B) being one of many examples. The existing attached garage as part of the dwelling will continue to be used to store cars in everyday use.

2.15. The area of the proposed detached garage would be $49m^2$.

2.16. **PD Development Impact On Remaining Curtilage Area**

- Class A Larger Home Rear Extension = $139m^2$
- Class A Side Projection Extension = $54m^2$
- Class E Detached Garage = $49m^2$
- Total PD Development = $242m^2$
- Well within the 50% of Remaining Curtilage Area at $1,028m^2$