Smithy Farm, Dial Lane, Congleton, Staffordshire Moorlands, CW12 3QN

Proposed Larger Home Extension

11th September 2020

Notification for Prior Approval for a Proposed Larger Home Extension **Ref: KDR/JS003**

Town and Country Planning (General Permitted Development) (England) Order ("the Order") 2015 as amended.
Schedule 2, Part 1, Class A

This planning application is made by Mr K.D Ryder of KDR Developments on behalf of Mr. & Mrs. Sheard to determine if prior approval is required for the proposed Larger Home Extension upon their property at Smithy Farm.

The proposal being for the erection of single storey rear extension, extending up to 8 metres from the original rear elevation of the dwellinghouse.

Whilst this application submission is solely for the proposed 8m single storey rear `Larger Home Extension`:
This could form part of a wider Permitted Development `Option 3` (Permitted Development Options 1 & 2 are currently the subject of individual `Householder Planning Enquires` to the Council).
Given this, and for `Information Purposes Only`: this wider context is also displayed and included within, to assist the Council to simultaneously set out the potential wider context.

Whilst it is appreciated that you will assess the proposal, it is considered, to assist you, that the following provisions of the Order are relevant to the same.

Class A.1(g) of Part 1 of Schedule 2 of the Order provides: permitted development rights for a single storey extension to extend beyond the rear wall of the original dwellinghouse by no more than 8m.

Class A.1 (g):
Development is not permitted by Class A if:
"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."

As displayed upon the enclosed plan,
The proposed extension is single storey, does extend beyond the rear wall by near 8m, and does not exceed 4m in height.

In accordance with other, considered relevant, parts of the Order:

Class A.1 (b) of Part 1 of Schedule 2 of the Order provides: permitted development rights for the extension/s to the original dwellinghouse under this Class A, or other outbuildings under Class E, both subject to the provision of a 50% curtilage limit restriction.

Class A.1 (b):

Development is not permitted by Class A if:

"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)".

As displayed upon the enclosed plan, and demonstrated below, the combined total area of ground covered by buildings, including those proposed within this Class A, excluding that of the ground area of the original dwellinghouse, do not exceed 50% of the total area of the curtilage.

The extent of the curtilage of the dwellinghouse is that physically defined by a stone wall which does encircle the same in an arc almost semicircular shape, clearly separating it from the remainder of the agricultural holding, with Dial Lane highway representing the Southern boundary, and the stone wall encompassing that of the North, East and West boundaries.
This does include and encompass the Farmhouse and a number of ancillary buildings within its envelope, being all that denoted upon the enclosed plan by the Red edge line.

As stated above: whilst appreciating that this application solely confines itself to that of the Prior Approval of the proposed rear extension, this `Larger Home` rear extension may form part of a wider Permitted Development proposal for extension to the original dwellinghouse, known overall at this stage as Option 3.
There are three varying Options in total, with Options 1 & 2 currently the subject of separate Householder Planning Enquiries to the Council, to clarify and confirm their Permitted Development status.

This proposal would involve the removal of the existing ancillary building to the rear elevation of the dwellinghouse, being the single storey conservatory/sun room, of some 25.5 m^2, whose footprint area has been taken into account within the following calculations.

In total, this Option 3 will consist of the following:

- A porch to the principal (front / South elevation) of the original dwelling,
- A single storey side extension to the East elevation of the original dwelling,
- A single storey side extension to the West elevation of the original dwelling,
- A single storey `Larger Home' rear extension to the rear (North) elevation of the original dwelling,
- Additional and replacement ancillary buildings.

- The total curtilage area of the dwellinghouse, being all that within the Red line as defined and identified upon the enclosed plan = 1,052.60 m^2.
- The existing `original` dwellinghouse = 78.2 m^2
- 1,052.60 – 78.2 (total curtilage minus existing original dwelling) = 974.40 m^2 net curtilage area.
- 974.40 divided by 2 (50% of net curtilage area) = 487.20 m^2.
- Existing ancillary buildings = 168.70 m^2.
- 487.20 – 168.70 (50% of net curtilage area minus existing ancillary buildings) = 318.50 m^2.

Therefore:
In accordance with both Classes A.1 (b) & E.1 (b) of the Order:
In addition to any existing ancillary buildings: a total of some 318.50 m^2 of combined PD residential extensions & PD ancillary buildings can be erected within the curtilage of the dwellinghouse.

In the context of this Option 3 scenario:

- A porch to the principal (front / South elevation) of the original dwelling = 3m^2
- A single storey side extension to the East elevation of the original dwelling = 32.74m^2
- A single storey side extension to the West elevation of the original dwelling = 41.30m^2
- A 8m single storey `Larger Home` rear extension to the rear (North) elevation of the original dwelling = 95.20m^2.

Total proposed residential extensions = 172.24m^2.

318.50 – 172.24 (combined PD allowance minus proposed PD residential extensions) = 146.26 m^2.

Therefore, in this overall potential Option 3 scenario: in addition to the 172.24 m^2 proposed PD residential extensions, and existing 168.70m^2 of ancillary buildings, a further and additional 146.26 m^2 of PD ancillary buildings are allowable, equating to a total combined footprint of both proposed residential extensions and ancillary buildings of some 318.50 m^2.

Here, as demonstrated upon the enclosed plan by all those existing ancillary buildings edged with a broken red line, it is proposed that, in addition, all those existing ancillary buildings, save for an existing building of some 6m^2 area, will be replaced with new ancillary buildings.
Therefore, in addition to that ancillary building retained the total area of ancillary buildings allowable, made up of both new and replacement existing, equates to some 308.96m^2.

Therefore:
Here, as demonstrated upon the enclosed plan, it is proposed, in the wider context of Option 3, in addition to the total proposed residential extensions of some 172.24m^2, some 162.70m^2 of existing ancillary buildings will simultaneously be removed, and replaced with some 200.00m^2 of ancillary buildings.
This leaves a residual 108.966m^2 of ancillary building footprint allowable under the provisions of the Order, unused at this stage, with the right reserved to implement additional ancillary space up to this limitation in the future.

Therefore, in accordance with Class A.1 (b) of the Order, the ground coverage of the existing buildings combined with the addition of the rear extension would not exceed 50% of the total curtilage of the dwellinghouse.

Class A.3(a):
Development is permitted by Class A subject to the following conditions:
"The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a **similar appearance** to those used in the construction of the exterior of the existing dwellinghouse."

As displayed upon the enclosed plan,
The proposed extension development would be constructed from materials which would harmonise with the existing colours, textures and materials of the dwellinghouse, in accordance with Class A.3 (a).

Overall, it is considered that this Large Home Extension proposal for this 8m single storey rear extension would, subject to neighbour consultation, be in accord with the requisite provisions of the Order.

I hope the above information assists you accordingly.

I look forward to your earliest response, and if i can assist further, please do not hesitate to contact me.

Many thanks.

Kind Regards,
Kev Ryder
07885 693832

Documents Enclosed:

- Prior Approval Application Form,
- This covering correspondence,
- Site & Location Plan – Drawing Ref: 20/01/13
  This plan also shows, for information purposes only, a second site plan for the wider context Option 3, and how this Larger Home Extension would integrate into the same.
- Floorplans & Elevations Plan – Drawing Ref: 20/01/12.
  This plan also shows, for information purposes only, in greyscale, the wider Option 3 side extensions and front porch upon the floorplan.