



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Planning Statement / Evidence to verify application
for:**

**Proposed loft conversion for provision of no.2 extra
bedrooms, and additional organised storage at: 18
Lynmouth Close, Biddulph ST8 6LT**

Written and prepared by Planning By Design on Behalf of John Birchall

1. The Application

Planning By Design (**The agent**) has been instructed to act on behalf of John Birchall (**the applicant**) to prepare and submit an application for a Lawful Development Certificate to Staffordshire Moorlands District Council (**the Planning Authority**) for a proposed loft conversion for the provision of no.2 extra bedrooms, and additional organised storage (**the proposal**) at: 18 Lynmouth Close, Biddulph ST8 6LT (**the site**). This planning statement / evidence to verify application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute Permitted Development as per the General Permitted Development Order (as amended) 2015.

2. Site Location

The site consists of a double-storey end terraced dwelling house, which forms part of a row of 4 houses. The site occupies a corner plot on the north side of the residential oval close, and benefits from a reasonably sized curtilage, with no other dwellings immediately to the rear of the site.



Fig.1 – Site Location Plan

3. The Proposal

The proposed development is a loft conversion for the provision of no.2 extra bedrooms, and additional organised storage at 18 Lynmouth Close, Biddulph ST8 6LT. Adequate head space will be achieved via the addition of a double dormer window to the rear of the property. The proposed loft conversion will be accessed via the continuation of the existing stairs into the loft space.

The proposal does not divert from the look of the surrounding houses, and the dormer windows will not be visible from the streetscene. Access to the front of the dwelling is unaffected by this proposal. The new dormer windows will replicate views of that already existing at the first-floor rear of the dwelling, which ensures that the proposal will have no significant impact on surrounding amenity. The proposal is modest in scale and in proportion with the scale and form of the dwelling. This will ensure that the proposal is fully compliant by the scale requirements of Schedule 2, Part 1, Class B and C of the General Permitted Development Order (GDPO.)



Fig.2 - Proposed Elevations (not to scale, see planning drawings and designs)



Fig. 3 - Proposed Floor Plan (not to scale, see planning drawings and designs)

4. Evidence to Verify Application

The following sections seeks to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute Permitted Development (PD) under the GDPO. Schedule 2, Part 1, Classes B and C are the primary considerations for the proposed works.

Accordance with the General Permitted Development Order

Class B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The proposal meets all parameters and applicable conditions of Class B of the General Permitted development order as:

- (a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, **will not** exceed the height of the highest part of the existing roof;
- (c) any part of the dwellinghouse would, as a result of the works, **will not** extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (d) the cubic content of the resulting roof space **will not** exceed the cubic content of the original roof space by more than —

- (i) 40 cubic metres in the case of a terrace house, or

(e) it **will not** consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

(f) the dwellinghouse is **not** on article 2(3) land.

Class B Conditions

(a) the materials used in any exterior work **will** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement will be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, **not** less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, **no part** of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse **will** 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.

Class C – Other alterations to the roof of a dwellinghouse

a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

b) the alteration **will not** protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

c) it **will not** result in the highest part of the alteration being higher than the highest part of the original roof; or

d) it does **not consist** of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or

(ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

5. Conclusion

Overall, it is considered that the Proposals are compliant with the GPDO. We kindly request that the appointed Case Officer looks upon this application favourably and approves the Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework. Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.