PLANNING PORTAL

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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	MR	First name:	M.
Last name:	NADEEM		
Company (optional):			
Unit:		Number: 1	Suffix:
Building name:			
Address 1:	VIEWLANDS		
Address 2:	FIXBY		
Address 3:			
Town:	HUDDERSFIELD		
County:	WEST YORKSHIRE		
Country:	ENGLAND		
Postcode:	HD2 2HY		

2. Agent Name and Address

Title:	MR	First name:	JOE
Last name:	HINCHLIFFE		
Company (optional):	HINCHLIFFE ARCHITECTURE & DESIGN LTD.		
Unit:		Number: 24	Suffix:
Building name:			
Address 1:	CARR VIEW ROAD		
Address 2:	HEPWORTH		
Address 3:			
Town:	HOLMFIRTH		
County:	WEST YORKSHIRE		
Country:	ENGLAND		
Postcode:	HD9 1HX		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	1	Suffix:	
Building name:					
Address 1:	VIEWLANDS				
Address 2:	FIXBY				
Address 3:	HUDDERSFIELD				
Address 4:					
Postcode:	HD2 2HY				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:
- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
  - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
  - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:
- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

☐ Yes ☒ No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:
- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:
- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:
- article 2(3) land;
- a site of special scientific interest;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:
- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The proposals seeks to obtain prior approval to create a two & a half storey dwelling via raising the eaves and ridge level to the original footprint of the building by 1.6m and utilizing the loft space to minimize any visual impact. The proposals seek to obtain approval under the General Permitted Development Rights Class AA (as established on the 30th August 2020).
To ensure compliance with the requirements set out in Class AA the proposed roof height is set 1.6m higher than that of the existing which is much less than the maximum allowance stated in Class AA of 3.5m for a single storey dwellinghouse. All materials used in the additional storey would match the existing with coursed natural stone walling and concrete tiled roof covering as per the existing along with white PVCu window frames to match those of the existing. The roof pitch to the main body of the principal dwelling is replicated at the higher level. As per the requirements set out in Class AA no windows or rooflights have been incorporated into the proposed side elevations

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof) 7.175 metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof) 8.775 metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

The existing dwelling is a detached dwelling and occupies a corner plot. The existing property is set on a lower level to allsurrounding properties due to the natural topography of the area. The site is bound by 'Viewlands' to the East and 'The Fairway' to the South and West. The property is set within its own grounds and benefits from substantial parking and amenity space. No existing windows face directly towards neighbouring properties or their ameneity space. The proposals do not result in any overlooking, loss of light or privacy to neighbouring properties or our clients property

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

N/A

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.
Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.
The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted.
If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed. ☒

The correct fee ☒

A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows ☒

A plan indicating the site and showing the proposed development. ☒

All plans should be drawn to an identified scale and show the direction of North.
Plans can be bought from one of the Planning Portal's accredited suppliers:
https://www.planningportal.co.uk/buyaplanningmap

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: Redacted

Date (DD/MM/YYYY): 02.06.2021 (date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address: Redacted

9. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension:

Country code: | Mobile number (optional): 07921907162

Country code: | Fax number (optional):

Email address: hinch-architecture@outlook.com