



ARCHITECTURE

INTERIOR
DESIGN

PROJECT
MANAGEMENT

Justification Statement for GPDO extensions and alterations at

26 Green Hill bank Road

New Mill

HD9 1ER

DATED 16 JULY 2022

Justification and compliance with the parameters of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended ('GPDO') (householder) for extensions at 26 Green Hill Bank

In Clarification of what is achievable under the GPDO for this house on this site, taking the following into account.

- ✓ The house is over 100 years old, the domestic curtilage for the house has been established as set out in the accompanying information.
- ✓ The house has all its permitted development rights intact and is not restricted by condition on previous planning permissions and there is no 'Article 4 Direction' in the area
- ✓ Neither the house nor any part of the site is in a designated area World Heritage Site, AONB, The Broads, Conservation Area or National Park (and is therefore not within 'Article 2(3)' land).
- ✓ The house is not a listed building.
- ✓ The house has always been a dwellinghouse
- ✓ All proposed development is within the curtilage of the dwellinghouse
- ✓ The original house is as presently built and standing on the site and for the avoidance of doubt was not constructed under Part 20 of Schedule 2 of the GPDO

For context where relevant, it should be noted that Article 2(2) of the GPDO states that:

"Unless the context otherwise requires, any reference in this Order to the height of a building or of plant or machinery is to be construed as a reference to its height when measured from ground level; and for the purposes of this paragraph "ground level" means the level of the surface of the ground immediately adjacent to the building or plant or machinery in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it."

We are aware that under the relevant Parts and Classes of Schedule 2 of the GPDO, permitted development rights exist and the following would be allowed to be implemented without further recourse to the Council as Local Planning Authority:

Part 1 Class A - Enlargement Improvement and other alterations of a dwellinghouse.Side Extension to the Northeast Elevation

Where it would extend beyond the 'side elevation' (Northeast Elevation) of the original house, the extension is compliant with the relevant parts of the GPDO due to the following facts:

- As a result of the works the total area of ground covered would not exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse) (Class A.1(b))
- The extension does not exceed four metres in height above ground level (Class A.1(j)(i))
- Is only single storey (Class A.1(j)(ii)).
- Is only half the width of the original house and does not exceed this. The original house is 10.350 metres in width and the proposed extension measures (5.170m). Class A.1(j)(iii))

- No part of the extension is within 2m of the boundary and does not protrude past the rear wall of the house (Class A.1(i)).
- No part of the extension is beyond the principal elevation of the house or front a highway and forms a side elevation of the original dwellinghouse (Class A.1(e))
- The materials used in the exterior work are of a similar appearance to those used in the construction of the existing dwellinghouse (Class A.3(a))

Part 1 Class B – Additions, etc. to the roof of a dwellinghouse

Loft area conversion with dormers to the rear elevation comply with the GPDO requirements due to the following relevant requirements:

- The proposed dormers are situated 230mm from the eaves; therefore, no part of the dwellinghouse would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway (Class B.1(c)).
- The ridge heights and eaves heights do not increase past the existing (proposed are set over 200mm lower); therefore, no part of the dwellinghouse would, as a result of the works, exceed the highest part of the existing roof (Class B.1(b))
- The dormers do not increase the original roof space by more than 50m³ (actual proposed is 38m³) (Class B.1(d))
- Proposed Dormer Materials are lead/zinc sheet to dormer cheeks and green oak and glazing window fenestration to the front gable of the dormer, the dormer structure being of timber construction due to the lightweight nature of dormers and to give a lightweight appearance, stone mullions would be difficult to incorporate here due to the GPDO required set back of 200mm and likely missing a bearing point on the wall, the oak when left to silver would blend easily with the leadwork and colouring of the stone walls below. The roof will match exactly the existing materials for the existing roof (stone slates). We feel this accords with the requirement of materials having a to be similar in appearance to those within the existing building (Class B.2(a)). The dormer windows are not on a side elevation of the house therefore are not bound by the requirements of (Class B.2 (Ci and ii)).

Part 1 Class D - Porches

Single Storey Porch

- The ground area of the proposed porch does not exceed 3m² measured externally. (Class D.1(b))
- The proposed porch does not exceed 3m in height above ground level (Class D.1(c)).
- The proposed porch is not within 2m of the curtilage of the house with a highway, or any other part of the curtilage (Class D.1(d)).

Therefore, the proposed porch is compliant in all relevant respects.

Part 1 Class E - Outbuildings incidental to the enjoyment of the dwellinghouse as such

An annex is proposed, the annex provides a store, swimming pool and home gym. The proposal conforms with the GPDO due to the following:

- The historical original dwelling was not granted by virtue of a Class M, N, P or Q of Part 3 of Schedule 2 of the GPDO (change of use) (Class E.1(a)).
- The total area of ground covered by the outbuilding does not exceed 50% of the total area of the domestic curtilage/site area, excluding the ground area of the original dwellinghouse. The area of the outbuilding is 122.7m (Class E.1(b)) For clarification, the site area/domestic curtilage **not** forward of the principle elevation alone is **824 sqm**. The full extent of the domestic curtilage overall is very considerably larger.
- The dotted line on the plans shows the line of the principal elevation, the proposed annex is not situated forward of this line (Class E.1(c)).
- The eaves height and ridge height of the proposed annex does not exceed 2.5m (Class E.1(f)) and 4 metres (Class E.1(i)) respectively. The proposed annex is situated over 2m from the boundary (Class E.1(ii))
- The proposed annex is single storey (Class E.1(d)).
The floor levels are **split** and they follow the natural land levels to ensure height restrictions are not exceeded at any point. Both these floor areas are situated at and reflect the ground level. "Single storey" means no more than one floor above another, or that the building cannot use the roof space to create another floor. As indicated on the proposed plans and elevations it would be impossible to create a further floor above either level.
Please refer to the definition of "height" and "ground level" in Article 2(2) of the GPDO, as set out above already.

A further small garden shed of 10m² is proposed to the further north east of the annex.

Table 1 – indicative sizes permissible under GPDO for 26 Green Hill Bank

Extension	Size in (sq Meters)
Loft conversion with full dormer	38m ³ added to roof space.
Side extension (North East)	53.5m ²
Outbuildings:	50% of 824sqm = 412m ²
Store/gym/pool	122.7m ²
Garden shed	10m ²
<u>total</u>	224.2m²

