

## Planning Approval Justification

### 1. The Proposal

- 1A The proposed development consists of a relatively small lean-to extension, off the current plant room, to house drying equipment in association with the current use of the premises – for the manufacture of food products.
- 1B The proposed extension is 4.95m wide and 3.0m deep with a maximum height to ridge of 5.185m. The building is to be clad in brick and profiled steel cladding and will have painted metal doors. Detailed drawing 94-2023-05-A refers.
- 1C The eaves height of the adjacent factory building is approximately 9.1m
- 1D Drawings accompanying this application are:
- 94-2023-01 – Elevations Existing
  - 94-2023-02 – Plans Existing
  - 94-2023-03-A – Elevations Proposed
  - 94-2023-04-A – Plans Existing
  - 94-2023-05-A – Proposed Drying Room

### 2. Justification

- 2A The construction of the extension is covered by Class H – The Erection, Extension, or Alteration of an Industrial Building or a warehouse
- 2B The building is not located on Article 2(3) land.
- 2C The building is not located on an SSSI.
- 2D The building does not exceed a floor area of 200m<sup>2</sup> – The actual floor area is less than or equal to 15m<sup>2</sup>.
- 2E The gross floor area is significantly less than 50% (or 1000m<sup>2</sup> whichever is the lesser) of the gross floor area of the original building
- 2F The new extension is more than 38m from the nearest boundary. The ridge height is significantly less than that of the original building.
- 2G Any part of the new extension is significantly more than 5m from the nearest boundary – see 2F above.
- 2H The development is not within the curtilage of a Listed Building.
- 2I The extension is within the curtilage of an existing industrial building.
- 2J The extension is to be for a use that is ancillary to the existing building.
- 2K The extension is not to be used by employees other than for the purposes of their employment.

## **Planning Approval Justification**

### **3. Conclusions**

- 3A It is our considered opinion that the proposed extension, detailed on the drawings, satisfies the requirements of Class H for Permitted Development relating to the extension of commercial/industrial buildings and we duly request that a Certificate of Lawfulness is approved for this project.