

Supporting Statement

PRIOR NOTIFICATION FOR ADDITIONAL STOREY EXTENSION

43 WINDMILL HILL LANE, EMLEY, HD8 9TA

**PREPARED FOR: MR HARDING
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1.1

This statement provides details of a proposed first floor extension at 43 Windmill Hill Lane, HD8 9TA.

1.2

This statement subsequently demonstrates that the proposal constitutes permitted development under the provisions of Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1.3

Condition 3 (a) of Class AA requires the applicant to apply to the local planning authority (LPA) for prior approval as to amenity, appearance, air safety and protected views impacts. This notification therefore also provides the requisite additional information to enable the LPA to review these matters.

1.4

This statement demonstrates that the proposal constitutes permitted development and that prior approval should be granted.

2. THE SITE

2.1

The application site comprises a detached, red brick bungalow set within a generous plot. The property is accessed via a driveway which runs off Windmill Hill Lane.. The dwelling is of traditional appearance and features a hipped roof design.

2.2

The principle elevation faces the highway. The rear elevation faces onto the garden area of the host dwelling and the open land beyond.

2.3

The surrounding area is predominately agricultural and residential in nature. The site is not within a Conservation Area and the host property is not listed.

3. THE PROPOSAL

3.1

This is a prior notification of a additional storey extension as required by Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.2

The notification sets out that proposed extension constitutes permitted development as defined by Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It also addresses the amenity, appearance, air safety and protected view impacts of the development to demonstrate that prior approval should be granted for the scheme.

3.3

Full design details of the scheme can be found in the submitted plans.

4.0 PERMITTED DEVELOPMENT CRITERIA AND COMPLIANCE

4.1

When preparing the scheme details reference has been made to Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4.2

Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 states that the provision within the curtilage of the dwellinghouse consisting of “...*the enlargement of a dwellinghouse consisting of the construction of –*

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwelling consists of one storey,

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.”

is permitted development. Such development is not permitted if any of the following apply:

4.3

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G,M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

The application site has not been granted permission by means of the above. The host property is a purpose built dwelling that has been in situ for an extended period.

4.4

(b) the dwellinghouse is located on

(i) article 2(3) land; or

(ii) a site of special scientific interest;

Neither of these circumstances apply.

4.5

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

The dwelling was constructed in approximately 1960.

4.6

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

The dwelling does not presently feature a first floor extension.

4.7

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

The height of the extended dwelling would not exceed 18m.

4.8

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than —

- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or*
- (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;*

The highest part of the new roof would not exceed the current ridge by more than 3.5m

4.9

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

The dwellinghouse is detached.

4.10

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

The existing floor to ceiling height is 2.57m. The proposed first floor to ceiling height would be 2.5m.

4.11

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

This would not occur in this case.

4.12

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;

No such structures would exist.

4.13

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

No such engineering operations would be required.

4.14

The legislation goes on to set out a number of conditions which Class AA proposals must comply with. These can be summarised as follows:

- i) The external materials of the extension must to be similar to those in use at the existing dwelling – matching materials will be used in this case.
- ii) No windows are permitted in any side elevation – no such windows are proposed.
- iii) The roof pitch of the extension must be similar to that of the existing dwellinghouse – the proposed roof pitch matches the existing.
- iv) The dwellinghouse must continue to be used as a dwellinghouse after the works have been completed – this will occur.
- v) The applicant must apply to the LPA for prior approval relating to amenity, appearance, air safety and protected view impacts – this application satisfies this criteria.
- vi) A management plan for construction works must be supplied to the LPA by the developer prior to works commencing – this will be actioned in due course.
- vii) The works must be completed within 3 years of prior approval being granted – this will occur in due course.
- viii) The developer must notify the LPA once works are complete – this will occur in due course.

4.15

The first prior approval consideration is that of amenity. Given the location of the existing building, the distance to neighbouring properties, and the limited height of the proposed works, it is considered clear that the proposed development would not harm privacy or light levels at any neighbouring dwelling.

4.16

The second consideration is that of external appearance. The matching roof pitch, matching external materials and simple design would ensure that the proposed development would be wholly compatible with the character of the host dwelling and surrounding area.

4.17

The third consideration is that of air safety. There are no implications in this regard.

4.18

The fourth consideration relates to impacts on protected views. This relates to sites in London and is of no relevance to this site.

5. CONCLUSIONS

5.1

For the reasons set out above it is clear that the proposal constitutes permitted development under the provisions of Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5.2

This notification has provided all the requisite information. Furthermore, it has been demonstrated that there would be no adverse impact on amenity, appearance, air safety or protected views. Prior approval should therefore be granted.

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JR Planning