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Planning Development

Planning Supporting Statement for a Certificate of Proposed Lawful Development at 96 Far Banks, Banks Road, Honley, Holmfirth, HD9 6NW

Introduction

This planning statement accompanies a Certificate of Lawful Proposed Development application at 96 Far Banks, Banks Road, Honley. The property is a single storey stone-built detached dwelling with dormers on the front and rear facing roof slopes. The property is located between Oldfield Road to the south and west and Banks Road to the east. Access to the property is via a sloping driveway from Oldfield Road. The property has gardens located adjacent to the east, south and west elevations. The property is located in a semi-rural location with residential dwellings situated to the north and south and an area of woodland located to the east.



Photograph of the existing rear elevation

Planning History

2010/93357 – Erection of dormer roof extension – Approved

2021/91383 – Erection of bay window to rear and associated alterations – Approved but not implemented

This residential property retains its permitted development rights.

The Proposals

The proposed development comprises of the erection of one single storey side extension and two single storey rear extensions.

The proposed single storey side extension would extend out from the north side elevation by 2.9m. The length of the extension would measure 9.6m. The extension would have a hipped roof with a height of 2.2m to the eaves and 3.7m to the ridge. A door is proposed on the front/west elevation and a window is proposed on the rear/east elevation.

The proposed northern single storey rear extension would extend out from existing rear elevation by 4m. The width of the extension would measure 4.6m and the roof of the extension would be flat. Due to the sloping nature of the site, the height of the extension would measure between 2.8m to 5m. One window is proposed on the rear elevation.

The proposed southern single storey rear extension would extend out from the existing rear elevation by 4m. The width of the extension would measure 5.3m and the roof of the extension would be flat. Again, due to the sloping nature of the site, the height of the extension would measure between 2.8m and 4.3m. A Juliet balcony is proposed on the rear elevation.

A small gap is proposed between the two rear extension. All materials are proposed to match the existing dwelling (stone and terracotta roof tiles).

Permitted Development

This application is made under Class A, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The reasons the proposal is considered to be permitted development are as follows, dealing with each of the conditions/restrictions in Class A in turn (responses in blue):

Class A – The enlargement, improvement or other alteration of a dwellinghouse.

A.1 Development is not permitted by Class A if:

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

Permission to use the dwellinghouse as a dwellinghouse was not granted under Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use).

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of curtilage (excluding the ground area of the original dwellinghouse);

As the Location Plan and the Proposed Block Plan demonstrate, the proposed extensions would not result in the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed single storey side extension would have a hipped roof and the two single storey rear extensions would both have flat roofs. As can be seen from the proposed elevations, none of the heights of any of the proposed extensions would exceed the highest part of the roof on the existing dwellinghouse.

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The proposed single storey side extension would have a hipped roof and the two single storey rear extensions would both have flat roofs. As can be seen from the proposed elevations, the height of the eaves on all of the proposed extensions would not exceed the height of the eaves on the existing dwellinghouse.

- e) The enlarged part of the dwellinghouse would extend beyond a wall which –

- i) Forms the principal elevation of the original dwellinghouse; or
- ii) Fronts a highway and forms a side elevation of the original dwellinghouse;

The Permitted development rights for householders Technical Guidance ¹ states that, *in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.*

The principal elevation in this case is considered to be the western elevation. Although there are highways at the front (Oldfield Road) and rear of the property (Banks Road), vehicular and pedestrian access to the property is from Oldfield Road. The main entrance door is also on the western elevation.

In 2010, a planning application for the erection of dormer roof extension was approved (LPA ref: 2010/93357). The approved plans also included a single storey side lounge extension, which projected from the original southern side elevation. The extension was set back from the original front/principal elevation.

The proposed extensions would be located on the north side elevation and the rear elevation. The extension on the north side elevation would not extend beyond the original principal (front/western) elevation and this elevation does not front a highway. The proposals therefore comply with clause e).

- f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
- i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - ii) Exceed 4 metres in height;

¹ GPDO 2015 (as amended) 'Interpretation' section Paragraph 2 (2)

The proposed rear extensions would extend beyond the rear wall of the original dwellinghouse by 2.9 metres and 4 metres respectively.

The Permitted development rights for householders Technical Guidance refers to 'height' being measured from ground level. The guidance states: *'ground level is the surface of the ground immediately adjacent to the building in question and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.'*

Due to the steeply sloping ground at the rear of the dwellinghouse, the height of both extensions exceeds 4 metres when measured from the lowest part of the ground level. However, and in accordance with the guidance above, the height of the extensions when measured from the highest part of the surface of the ground next to the building, is 2.8 metres. The proposals therefore comply with clause f).

- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
 - i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - ii) Exceed 4 metres in height;

N/A

- h) The enlarged part of the dwellinghouse would have more than a single storey and-
 - i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.

N/A

- i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed rear extensions would not be within 2 metres of the boundary of the curtilage of the dwellinghouse. The proposed side extension would be within 2 metres of the boundary of the dwellinghouse, but the height of the eaves at 2.2 metres would not exceed 3 metres.

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
 - i) Exceed 4 metres in height,
 - ii) Have more than a single storey, or
 - iii) Have a width greater than half the width of the original dwellinghouse;

The proposed single storey side extension would have a height measuring 3.7 metres. The width of the extension would measure 2.9 metres. The width of the original dwellinghouse

measures 10.1 metres. The extension would therefore not have a width greater than half the width of the original dwellinghouse.

- ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs e) to j);

As the Proposed Plans demonstrate, the proposed extensions would be joined to the original dwellinghouse only and would not be joined to any previous or proposed extensions. A small gap exists between the proposed rear extensions, and the proposed side extension is set back from the existing rear elevation so that this extension is not touching the proposed northern rear extension. The proposed extensions would therefore not exceed the limits set out in sub-paragraphs e) to j).

- k) It would consist of or include –

- i) The construction or provision of a veranda, balcony or raised platform,
- ii) The installation, alteration or replacement of a microwave antenna,
- iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- iv) An alteration to any part of the roof of the dwellinghouse.

The proposals would not include any of the above. Please note that the alterations involving inward opening doors with a glass balustrade at first floor level (i.e. a Juliet balcony) do not constitute a balcony for the purposes of Class A (see Government Technical Guidance: Permitted development rights for householders April 2017 – page 30).

- l) The dwellinghouse was built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of this Schedule.

A.2 This section relates to dwellinghouses on article 2(3) land. The proposed extension is on a dwellinghouse not on article 2(3) and therefore this section does not apply.

A.3 Conditions

- a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed materials are stone and terracotta roof tiles to match the materials on the existing dwellinghouse.

- b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and

N/A

- c) Where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as is practicable, be the same as the roof pitch of the original dwellinghouse.
N/A

A.4 This section relates to conditions which apply to development permitted by Class A which exceed the limits in paragraph A.1 f) but is allowed by paragraph A.1 g) (larger home extensions). This application is not seeking approval for a larger home extension and therefore these conditions do not apply.

Conclusion

Based on fulfilling the above criteria, it is considered that the proposed development falls within permitted development rights for Part 1 Class A (two single storey rear extensions and one single storey side extension).

We therefore respectfully request that the enclosed Certificate of Lawful Proposed Development is granted accordingly.

Please do not hesitate to contact us should you have any queries.

Robert Halstead Surveyors & Town Planners

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