

'Permitted Development Statement

Introduction.

This Statement has been prepared to accompany a Lawful Development Certificate application for extensions, establishment of a new porch and erection of an ancillary outbuilding of 85 Hartshead Ln, Hartshead, Liversedge WF15 8AL

Existing Site

A significant part of Hartshead does not belong to the green belt area, however the our site is located in the green belt.



The site area is just over 4000 m². The main building is a medium size detached, two-storey dwelling on the east side of Hartshead Lane, set well back (41 metres) from the road, with a short distance from the rear site boundary.



There are also other buildings on the site. There is a small, dilapidated, brick storage building in the foreground.

At the northern end of the site there is a detached garage in good condition. There is also a small greenhouse and a garden shed to the south of the main building and gazebo stretches north of the

main building. The detached garage and the Dwelling are accessed via a long asphalt driveway. The site is tidy, well maintained and in good condition



Storage building



Detached garage



Storage building



Green house and shed



Gazebo

The original building was built before 1900. The footprint of the original building is 65,63m², the total gross floor area, above ground level, 131,26m². It included a lounge, a kitchen-diner on the ground floor and two bedrooms, and bath room on the first floor. Furthermore, there is an additional 25m² gross cellar under the original building.

Previous extensions.

- In 1991 (91/62/06538/A3)permission was granted for the two-story extension and the connected ground floor garage. With this, the footprint of original building was extended to 139.9m².
- The erection of conservatory was approved in 1996 (96/62/92045/E5). With this, the footprint of original building was extended to 152.3m².



In addition, the detached garage building, on the northern corner of site, was approved in 1995 (95/62/92035/E5).

The stone masonry and roof covering of the extension match the original building. The cavity wall made from sand stone outer leaf and the roof covered with slate. It is not of any architectural significance.

The wall structure of the original building presumably does not contain insulation. The masonry of the attached garage is a single-layer concrete block wall.



Proposals

The house currently has 3 bedrooms, although one room is not fully functional due to its rather small floor area and sloping roof.

Some parts of the building are functionally inadequate and the energy efficiency overall is low.

Therefore, they would like to reorganize, modernize and increase the ground floor area of their property which has become cramped. The one-story side extension on both sides of the existing building and the development of the existing extension provide better living space and achieve the desirable 4 bedroom living accommodation

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Enlargement, improvement of existing dwelling under TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (England) Order 2015

SCHEDULE 2 — Permitted development rights

PART 1 — Development within the curtilage of a dwellinghouse

1. Single storey side extensions:

- The enlarged part of the dwellinghouse does not extend beyond a wall which—
 - o (i) forms the principal elevation of the original dwellinghouse; or
 - o (ii) fronts a highway and forms a side elevation of the original dwellinghouse.
- No more than 50% of ground around house covered.
- Max 4.0 m projection from rear of original house.
- Have a width less than 50% of original house.
- Single storey only.
- Max ridge height of 4.0m with pitched roof.
- No veranda`s, balconies or raised platforms.
- Not on article 2(3) land.

2. They would like to build the front porch what was submitted for planning application in 2006, (2006/62/93328/E1 - it was withdrawn)

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Establishment of a new porch under Permitted Development Rights / Class D – porches.

- No more than 50% of ground around house covered.
- The footprint of the porch does not exceed 3m² gross.
- Any parts of the structure are no more than 3m height above ground level.

3. Erection of new outbuilding under Permitted Development Rights / Class E – buildings etc.

- No more than 50% of ground around house covered.
- Not forward of front elevation of original house.
- Single storey only.
- Max. 2.5m height eaves
- Max 2.5m height of the building if within 2.0m of the boundary
- Max. 4m height of the building with dual pitch.
- Max. 3m height of the building elsewhere.
- No veranda`s

All proposed and existing buildings all together are no more than 50% of ground around original house covered.

The Impact on Trees.

The impact of the development proposals on vegetation is insignificant. The site boundaries are characterised, for the most part, by visually important high quality trees and brushes which it is intended to retain. These will be appropriately protected during construction.

Calculation

Existing state

• Total area of existing site:	4 116.12m ²
• Foot print of original building:	65.63m ²
• Total area of site excluding footprint of the original building:	4 050.48 m ²
• Footprint of existing buildings on the curtilage (excluding original building)	189.37m ²
• total footprint of existing buildings (original building + extensions + outbuildings):	255.00 m²

Footprints of buildings to be demolished

- Footprint of existing conservatory: 12.40 m²
- Footprint of existing shed + greenhouse: 12.55 m²

Proposed state data

- Foot print of original building: 65.63m²
- Foot print of existing extension (after demolish) 74.27 m²
- Foot print of proposed side extensions: 86.75m²
- Foot print of proposed Porch 3.00m²

- Foot print of existing outbuilding (after demolish) 90.15m²
- Foot print of proposed outbuilding 154.37m²

Therefore, the total footprint area of existing and proposed buildings (excluding original building): **409.34m²**

Total footprints area of existing outbuilding, existing extension, proposed extension and proposed outbuildings are 10.1% of the current curtilage (excluding footprints area of original building).

Conclusion.

The above demonstrates the proposal fall within permitted development rights class A, D, E as such we respectfully request an approval of this LDC application.

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Architect