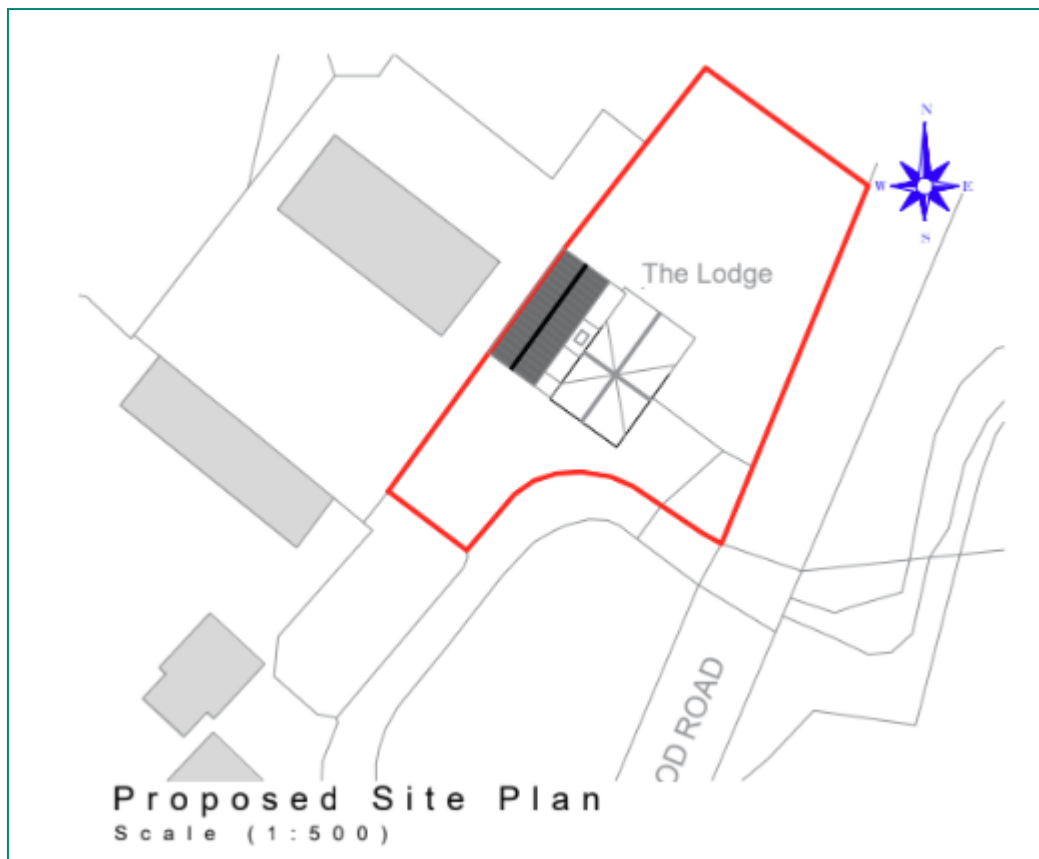




PLANNING STATEMENT

23rd August 2023

A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED, AND IF IT IS, IF IT IS GIVEN, IN RESPECT OF THE ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF AN ADDITIONAL STOREY



AT: White Paddocks Lodge, Harwood Road, Tottington, BL8 3PT

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr & Mrs Hall

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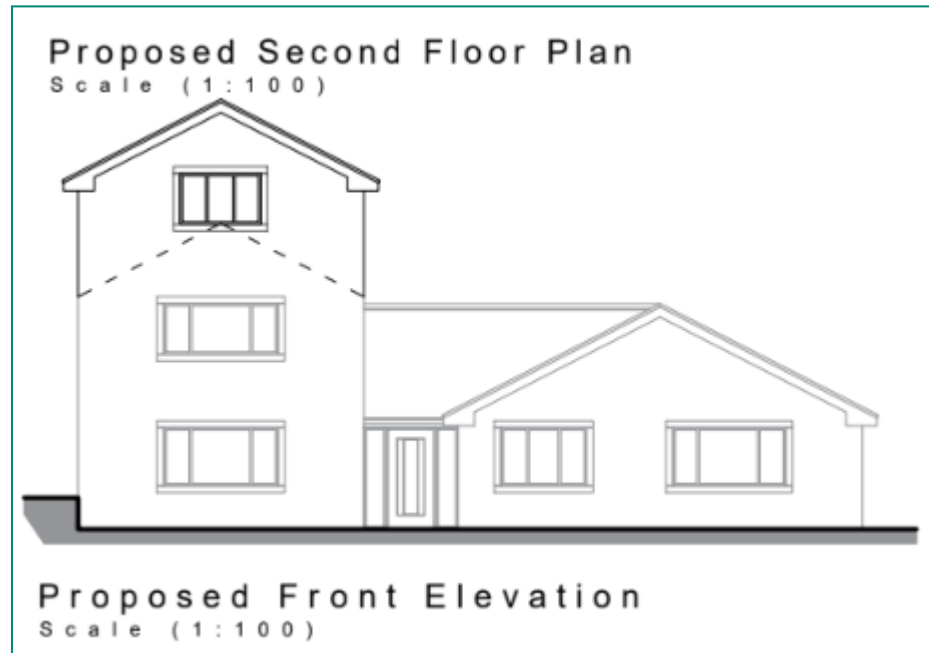
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1. INSTRUCTIONS

- 1.1. This planning statement is submitted in support of an application for a request as to whether prior approval is required relating to a proposed upwards extension of one additional storey, over part of White Paddocks Lodge, Harwood Road, Tottington, BL8 3PT.
- 1.2. The proposed extension will be created by the addition of an extra storey to the western side of the dwelling, as shown on the excerpt of the submitted plan, below:



Proposed Front elevation

2. Planning Status of the Site & Planning History

- 2.1. The current house has previously been extended, including a two storey side extension permitted under planning reference 58208: Two storey side and single storey rear extensions; External alterations to include installation of solar panels (resubmission).

A previously submitted application for an upwards extension, above the original part of the dwellinghouse was withdrawn by the applicant in 2022, reference 69026.

The dwelling retains its permitted development rights.

3. The Proposed Extension

- 3.1. The proposed extension will result in a maximum total height of 9.08m, with materials to match the existing and windows to the front and rear of the part of the house to be extended.

4. Permitted Development

- 4.1. Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) sets out what constitutes permitted development for the purposes of upwards extensions. The conditions and limitations are set out below with commentary to demonstrate that the proposed scheme is in conformity.

Class AA.1 Development Not Permitted	Assessment
(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)	It has not.
(b) the dwellinghouse is located on: (i) article 2(3) land; or (ii) a site of special scientific interest;	It is not.
(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018	It was not.
(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	There has been an enlargement, however, this has been via a two storey side extension, and therefore there has not been an enlargement of one or more storeys above the original dwellinghouse
(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;	It would be less.
(f) following the development the height of the highest part of the roof of the dwelling house would exceed the height of the highest part of the roof of the existing dwelling house by more than— (i) 3.5 metres, where the existing dwelling house consists of one storey; or (ii) 7 metres, where the existing dwelling house consists of more than one storey;	It would not.
(g) the dwelling house 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 dwelling is detached.
(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or	The floor to ceiling height is 2.4 metres.

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwelling house;	
(i) any additional storey is constructed other than on the principal part of the dwelling house;	The additional storey is on the principal part of the existing dwelling house.
(j) the development would include the provision of visible support structures on or attached to the exterior of the dwelling house upon completion of the development;	No visible support structures will be required.
(k) the development would include any engineering operations other than works within the curtilage of the dwelling house to strengthen its existing walls or existing foundations.	It would not

4.2. In respect of the conditions set out within AA.2:

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.	All materials will match the existing.
(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house.	No windows are proposed in the side elevations.
(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	The roof pitch of the extended house replicates that of the existing.
(d) following the development, the dwelling house must be used as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	Once extended, the property will continue to be used as a dwelling house.

4.3. In accordance with AA.3, before beginning the development, the developer must apply to the local planning authority for prior approval as to—

- (i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
- (ii) the external appearance of the dwellinghouse, including the design and architectural features of—
 - (aa) the principal elevation of the dwellinghouse, and

- (bb) any side elevation of the dwellinghouse that fronts a highway;
- (iii) air traffic and defence asset impacts of the development; and
- (iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

4.4. This statement, and the associated plans and application forms, form that application.

5. CONCLUSION

5.1. The proposed upwards extension compiles with Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), and would not have any detrimental impacts on those matters for which prior approval is sought.

5.2. It is therefore respectfully requested that prior approval be granted.

Produced & signed by: Richard Elliott (BA) Hons

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