

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT



69 LAKE BANK, LITTLEBOROUGH, OL15 0DN

SUPPORTING STATEMENT

Prior Approval- Class A

This document is provided in support of the application to extend an existing dwelling by construction of a single storey rear extension under the GPDO 2015 (as amended), Schedule 2, Part 1, Class A.

This application is seeking confirmation that the proposed extension at 69 Lake Bank, Littleborough, OL15 0DN is considered to be Permitted Development.

GPDO 2015 extract below with acknowledgement in bold under each statement.

Permitted Development

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

The original house is an existing bungalow

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 [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);

Permission for the original house was not granted by virtue of the above.

(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 the curtilage (excluding the ground area of the original dwellinghouse);

The extension is 5% of the total area

(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 highest part of the extension does not exceed the height of the highest part of the roof of 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 height of the eaves of the extension does not exceed the height of the eaves of 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 extension is not on the principal elevation, fronts a highway or forms a side elevation to the original dwelling

(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;

The extension does not exceed 4 metres beyond the rear wall or exceed 4 metres in height

(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;

- (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
(i) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The extension is single storey

- (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 extension is within 2 metres of the side boundary and the eaves height is less than 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 extension does not exceed 4 metres, is single storey and does not have a width greater than half the width of the original dwelling house

- (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 subparagraphs (e) to (j);*

The extension does not exceed the limits

- (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
an alteration to any part of the roof of the dwellinghouse

The extension does not include any of these

- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwelling houses).*

The dwelling was not built under Part 20 of this Schedule

Conditions

A.3 Development is permitted by Class A subject to the following 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;*

All external materials will match existing

- (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 1.7metres above the floor of the room in which the window is installed; and

There are no upper floor windows

- (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 practicable, be the same as the roof pitch of the original dwellinghouse.*

A.4 - (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

The extension is single storey

(2) Before beginning the development, the developer must provide the following information to the local planning authority -

(a) a written description of the proposed development including -

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined)

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and

(e) the developer's email address if the developer is content to receive communication electronically, together with any fee required to be paid.]

This information is shown on the submitted drawings and forms

Class B of Part 1 of the Schedule to the GPDO allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof subject to it not being contrary to any of the following criteria:

(l) Permission to use the dwellinghouse as a dwelling has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the GPDO

Complies

(n) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and front a highway;

Complies

(o) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than-

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

Complies

(p) It would consist of or include –

*(i) The construction or provision of a veranda, balcony or raised platform,
or*

(ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

Complies

(q) The dwellinghouse is on article 2(3) land.

Complies

Conditions (Class B)

Development is permitted by Class B subject to the following conditions –

(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 dwellinghouse;

Complies

(b) The enlargement must be constructed so that –

(i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension

(aa) The eaves of the original roof are maintained or reinstated;
and

(bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves;

and

(ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse;

and

Complies

(c) Any window inserted on 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

Complies

Class C of Part 1 of Schedule 2 of the GPDO allows for any other alteration to the roof of the dwellinghouse subject to it not being contrary to any of the following criteria:

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

Complies

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

Complies

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

Complies

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Complies

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be –

(a) obscure-glazed; and

(b) 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

Complies