

APPLICATION FOR PRIOR APPROVAL OF A PROPOSED ENLARGEMENT OF A DWELLING BY CONSTRUCTION OF ADDITIONAL STOREYS



69 LAKE BANK, LITTLEBOROUGH, OL15 0DN

SUPPORTING STATEMENT

Prior Approval- Class AA

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

This application is seeking confirmation that the proposed addition of one additional storey 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

Class AA – enlargement of a dwellinghouse by construction of additional storey

AA. *The enlargement of a dwellinghouse consisting of the construction of—*

(b) one additional storey,

where the existing dwellinghouse 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.

The original house is a bungalow

AA.1. *Development is not permitted by Class AA if—*

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F2G,] M, [F3MA,] N, O, P, 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) the dwellinghouse is located on—

(i) article 2(3) land; or

The original house is not on article 2(3) land

(ii) a site of special scientific interest;

The original house is not a site of special scientific interest

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

The original house was built circa 1950

(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 house is as originally built

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

The works will result in a dwelling below 18m in height

(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

The highest part of the roof is an increase less than 3.5m

(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—

The house is detached

*(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 floor to ceiling height is less than the existing and is no more than 3m

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

The additional storey is above the principal part of the dwellinghouse only

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

(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; or

No visible support on or attached to the exterior

(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.

All engineering operations to be within the existing curtilage.

Conditions

AA.2.— (1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(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;

All materials are similar to those used in the construction of the original dwelling house

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

There are no windows to the side elevations

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

The roof pitch is as existing

(d) following the development, the dwellinghouse must be used as a dwellinghouse 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.

The house will remain a dwellinghouse [C3].

Consideration of the proposals on the neighbouring buildings

The property on Lake Bank is situated to the north side of a road opposed by open views over Hollingworth Lake and to the moors beyond, so there are no dwellings that will overlook the front of the proposal.

To the north, the dwellings at the rear are parallel to the rear façade and set approximately 20m beyond the rear to the application building.

To the east is a two-storey dwelling that has a matching building line to the proposal so no overlooking.

To the west is a detached bungalow that has a matching building line to the proposal so no overlooking.

The properties are separated by existing, well-established trees and shrubs. There is no direct line-of-sight between the properties from any window.

All properties share their principal views to the South, facing onto Hollingworth Lake.

The location, setting and particularly the orientation of this site results in their being no quantifiable changes to the privacy, amenity or loss of light to the neighbouring buildings.

There are no designated Protected Views impacted by these proposals.

Construction Management Plan

This pre-construction Management Plan is provided to satisfy the requirement set out in the GPDO, Class AA only.

Prior to commencement of the project the Principal Contractor shall prepare a Construction phase plan in accordance with the recommendations given in **Managing Health and Safety in Construction; Construction (Design and Management) Regulations 2015**. Guidance on Regulations (available as a free download from the HSE website)

The Principal Contractor will inform the Principal Designer of any additional hazards identified as the work progresses. The architect will inform the Principal Designer and Principal Contractor of any additional hazards identified owing to variations, amendments or changes to the design or construction of the works.

Project Details:

The Employers for the project are Mr & Mrs D Rushton.

The architect for the work is David Harwood.

The Principal Designer for the project is David Harwood.

At the time of publishing, the contractor has not been appointed.

The address of the project is 69 Lake Bank, Littleborough, OL15 0DN.

Employer's considerations and management requirements:

The Contractor is to provide adequately trained labour and shall keep on the works a qualified General Foreman. The Principal Contractor will be responsible for controlling access to the site and for all persons under his control, including subcontractors. The Principal Contractor will be responsible for informing all staff, sub-contractors and other visitors regarding the site rules and any hazards that may be encountered during the carrying out of their work.

The Principal Contractor will allow for ensuring the safety of all workpeople and visitors on the site and for planning and arranging the works with safety as one of the major considerations and display in prominent positions all required notices and warning signs.

The Principal Contractor will be responsible for all persons (authorised or unauthorised) within the site. At the end of each working day, access ladders are to be boarded over, taken down and stored in a secure place or removed from the site to prevent use by unauthorised persons. At weekends or periods where the work may be left unattended for several days, the maximum practical precautions are to be taken to prevent access to the site by unauthorised persons.

The Principal Contractor is to provide the required welfare facilities and to maintain these in a clean and serviceable condition. The Principal Contractor is to provide any watching or lighting necessary.

No smoking is allowed on site.

Use of radios or amplified music is not allowed on site.

Method statements will be required for hot works. When hot works take place, prior written notification will be given to the Principal Designer.

Environmental restrictions and existing on-site risks:

The contractor's working spaces, including areas for deliveries, parking, site facilities and storage of materials and waste should be agreed with the architect and Employer, prior to taking possession of the site or the commencement of the works.

Plans for utility services should be obtained prior to construction works & positions of underground or hidden services or other potential hazards should be ascertained on site.

Site and Construction Hazards Identified:

No previous H&S File for the site is available.

Attention is drawn to the possible location of the underground electricity distribution cables and Gas distribution and service pipes which may pass with little cover across the site. Care should be taken to avoid any risk of damage or injury which may be caused by their disturbance, particularly during craning or deliveries.

Care should be taken to avoid exposure of members of the public or any other users of the building to any risks which may occur during the carrying out of the works. Escape routes should remain serviceable wherever practicable, approved alternative provision should be made for times when these may be affected by the works.

Construction presents inherent health and safety hazards, many of these are present in the construction, maintenance and use of buildings generally and the Principal Contractor and Employer are expected to be able to control these risks during the construction phase and after.

Significant or unusual/ "not obvious" residual risks may exist. In relation to this project the following potential residual hazards have been identified:

- unauthorised access to working areas (minimise by hoardings and scaffold alarms, etc).
- vehicle movements on roads around the site.

Note should be taken for deliveries and traffic movement on lake Bank.

Access to the adjoining properties along Lake Bank for both vehicles and pedestrians should be maintained.

Care should be taken to clean vehicle wheels and maintain the access roads in a clean and safe condition.

The access road adjoining the site has a pedestrian footpath. Care should be taken by all vehicles accessing the site.

Works should be carried out between the hours of 7:30am to 6:00pm, Monday- Friday and 8:00am -12 noon on Saturdays. Sunday working is not permitted.

Construction Materials:

Many materials used on site present inherent health and safety hazards and the Principal Contractor is expected to be able to control these risks during the construction phase.

COSHH assessments where applicable under the Control of Substances Hazardous to Health Regulations, 1994 are required to be included in the Construction Phase Health and Safety Plan and supplied to the Principal Designer for inclusion in the Health and Safety File.

Health and Safety File Information:

The Principal Contractor shall, prior the issue of the Practical Completion Certificate, hand over the Health and Safety File to the Principal Designer. The documents shall be bound in a durable manner in A4 format.

The Principal Contractor shall ensure that the final Health and Safety File shall include the following information: -

- o In liaison with the C/A details of who to contact in the event of serious problems after occupation and during the Defects Liability Period.
- o 'As installed' drawings of all electrical installations.
- o Any relevant user guides, guarantees and maintenance instructions together with a set of working instructions for the specific systems installed.
- o The asbestos reports for the building if required.
- o In liaison with Employer/Architect (C/A), a set of 'as-built' construction drawings.
- o Names and addresses of suppliers of specialist equipment, materials and surface finishes etc. together with appropriate Health & Safety data sheets.
- o Maintenance and cleaning requirements of any special components and finishes.
- o In liaison with C/A give general care and maintenance information.

The Principal Contractor shall, upon handover, ensure that the security keys and any other keys required are provided.