

**PRIOR APPROVAL FOR PROPOSED DEVELOPMENT AT
WHITTLE BUNGALOW, WHITTLE LANE, HEYWOOD OL10 2RD**



PLANNING JUSTIFICATION STATEMENT

The Site

Whittle Bungalow is a detached property located off Whittle Lane in Heywood, on the northern side of the M62. The dwelling is a true bungalow set in an extensive curtilage. There is a small field adjoining the site to the north, which also lies within the applicants' ownership.

There are two existing substantial sized outbuildings within the curtilage of the dwelling, a stable block and a garage, both of which are falling into disrepair and are currently used for domestic storage purposes. There are also two storage containers within the curtilage which have been in situ for several years.

The site is located within the Green Belt, but the surrounding area is semi-urban in character, with the Birch Service Area, Birch Industrial Estate and the motorway itself lying in close proximity.

The Proposal

This application for prior approval relates to the proposed enlargement of Whittle Bungalow by the construction of an additional storey. The application is made under Class AA, Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.

Permitted development under Class AA includes the following:

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- (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.

Class AA Permitted Development

The reasons the proposal is considered to be permitted development are set out below, addressing each of the conditions/restrictions in Class AA in turn.

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 M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

The building was originally constructed as a dwellinghouse and has remained a dwellinghouse ever since. It was therefore not granted by virtue of Class M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use).

(b) the dwellinghouse is located on –

- (i) article 2(3) land; or**
- (ii) a site of special scientific interest;**

The dwellinghouse is not located on article 2(3) land or on a site of special scientific interest as demonstrated on the Rochdale UDP.

(c) the dwellinghouse was not constructed before 1st July 1948 or after 28th October 2018;

The dwellinghouse was constructed during the 1970s.

(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 dwellinghouse has not been previously enlarged by the addition 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;

As indicated on the submitted plans, the final ridge height would stand at 7.9 metres.

(f) following the development 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;**
- (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;**

The existing dwellinghouse is single storey. Following the development, the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the existing dwellinghouse by 2.2 metres and therefore fulfils the criteria in point (f)(i).

(g) the dwellinghouse is not detached and following the development the height of the highest part of the 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;**

These are not applicable as Whittle Bungalow is a detached dwellinghouse.

(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 heights measured internally in the existing dwellinghouse and the proposed additional storey are below 3 metres.

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

AA4. Interpretation of Class AA, part (1) states that the principal part of the dwellinghouse means, *‘the main part of the dwellinghouse excluding any front, side or rear extension of a lower height, whether this forms part of the original dwellinghouse or is a subsequent addition.’*

The submitted plans indicate that the first floor will be added to the principal part of the dwellinghouse.

(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;

No visible support structures will be on or attached to the exterior of the dwellinghouse.

(k) the development would include engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

No engineering operations other than works within the curtilage of the dwellinghouse to strengthen the existing walls and foundations are proposed.

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 external wall and roofing materials would match the existing.

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

No windows are proposed in the side elevations of the walls and there are no sideways facing roof slopes.

(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 final roof pitch would reflect that of the existing dwelling.

(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.

Following the development, the dwellinghouse would continue to be used as such.

(3) The conditions in this sub-paragraph are as follows –

(a) 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;

Whittle Bungalow is set in an extensive domestic curtilage and there are no neighbouring dwellings which would be affected in any way by the proposed development.

(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;

The proposed external materials of the additional storey would match those on the existing dwelling. The proposed fenestration is sympathetic to the character and appearance of the existing dwelling. The proposed development will give the property a more contemporary external appearance overall and an internal layout more suitable for modern living standards. The proposed additional storey is considered to be proportionate in scale in relation to the existing dwelling. No side elevations front onto a highway.

(iii) air traffic and defence asset impacts of the development; and

The development would have no impact on any air traffic or defence assets.

(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(a) issued by the Secretary of State;

The development will not impact on a protected view.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) that notification must be in writing and include –

(i) the name of the developer;

(ii) the address of the dwellinghouse; and

(iii) the date of completion.

Points (b) to (e) are noted and will be complied with when the Prior Approval is granted.

Procedure for applications for prior approval

AA.3 – (1) The following sub-paragraphs apply where an application to the local planning authority for prior approval is required by paragraph AA.2(3)(a).

(2) The application must be accompanied by—

(a) a written description of the proposed development, including details of any works proposed;

The property is a detached bungalow of stone construction with a pitched roof laid in blue slate. The proposed development of one additional storey would extend across the principal part of the house, with an existing glazed conservatory on the front elevation to be removed. The additional storey would provide four bedrooms, one en-suite bathroom and one family bathroom.

(b) a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and

See submitted Location Plan.

(c) a plan which is drawn to an identified scale and shows—

(i) the existing and proposed elevations of the dwellinghouse, and

(ii) the position and dimensions of the proposed windows.

See submitted scaled existing and proposed floor plans and elevations.

(3) The local planning authority may refuse an application where, in its opinion—

(a) the proposed development does not comply with, or

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in paragraphs AA.1 and AA.2.

It is considered that the information provided in this supporting statement and on the accompanying application form and plans is sufficient to enable the authority to establish that the proposed development complies with the conditions, limitations and restrictions specified. Should the authority require any additional information or clarification the applicant would be happy to provide further details.

Conclusion

In the light of the above, it is considered that the proposed development falls within Class AA, Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.