

An aerial photograph of a residential area in Glasgow, Scotland. The image shows a large, multi-story red brick building complex, likely a council housing estate, surrounded by smaller houses and greenery. A road runs along the top and left sides of the image. The text '84 Haughly' is visible in the center. At the bottom, there is a copyright notice: '© 2005 Google Earth' and 'Imagery © 2005 Aerial'. The Google Earth logo is in the bottom right corner.

SUPPORTING STATEMENT

Prior Approval- Class A

This application is seeking confirmation that the proposed larger extension is considered to be Permitted Development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.

Generally, single-storey rear extensions must not extend beyond the rear wall of the original house, *i.e. the house as it was first built or as it stood on 1 July 1948 (if it was built before that date)*, by more than four metres if a detached house or more than three metres for any other house.

However, where not on Article 2(3) land or in a Site of Special Scientific Interest, this limit is increased to:

- eight metres if a detached house; or
- six metres for any other house.

Before development commences for these larger home extensions, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.

The application must contain:

1. *A written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension*
2. *A plan of the site, showing the proposed development and any existing enlargement of the original house that the proposals will join to.*
3. *The addresses of any adjoining properties (this should include any premises to the side/front/rear, even if they are not physically 'attached').*
4. *A contact address for the applicant (the householder) and an email address if they want to receive correspondence by email*
5. *A plan drawn to an identified scale will assist the authority in assessing your development proposal.*

The information provided should include all the details necessary for the Local Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it or refuse the application.

The application provides these in the form of the application form, this supporting statement and accompanying drawings showing the proposals.

Description of the proposals

The existing property is a semidetached bungalow. There is a single storey rear extension containing a kitchen and a fully glazed conservatory with access from the rear garden only. Neither extension appear to have had any approvals for Planning or Building Regulations.

The proposals comprise of the demolition of the existing extension and conservatory and the construction of a new single storey extension to the rear of the existing property. The height above adjacent ground level is 3metres; its width is 6.198metres and it projects 3.825metres from the rear; the rear boundary is 6.335metres at the closest and 9.730metres at the farthest; the adjacent boundary is not closer than 0.2metres.

The roof will be of flat roof construction with the external walls built in facing brickwork to match the existing external walls. New windows will be in PVC to match existing.

Refer to the drawings provided for further details the development.

Consideration of the proposals on the neighbouring buildings

The property on Haugh Lane is situated to the south side of a road opposed by other dwellings that will overlook the front of the existing dwelling. However, the proposed extension will not be visible from those directly opposite the property.

To the south, the dwellings at the rear are at an angle to the rear façade and set approximately 17.5m beyond the rear to the application building.

To the east is an attached single storey dwelling that has a matching building line to the proposal so no overlooking and incorporates a rear extension.

To the west is a semidetached bungalow that has a building line at an angle to the proposal so no overlooking.

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

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.