

Ref: 20-413 – Planning Statement  
Revised 02.02.2021

## Planning Statement

Rear Extension at:  
9 Meadow End  
Bembridge  
PO35 5YB  
Isle of Wight



## Introduction

This application is an amended resubmission of 20/01236/1APA for Prior Approval of a single storey rear extension, which was refused, as it was considered not to comply with part (d) of the Permitted Development Rights (September 2019).

It complied with all the other conditions (see below) and no objections were received.

This application and the associated, amended, drawings have been prepared to address the grounds for this refusal.

## Materials

It is proposed that the new walls are to be rendered in a coloured finish closely to match the existing house.

The flat roof will be solid with a natural Sedum "Green Roof" and roof lights providing natural light and ventilation to the garden room, internal wet room/WC and utility room.

## Planning Officer's Report.

The following is taken from the Planning Officers Decision.

A.1 – (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **COMPLIES.**

(b) The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage. **COMPLIES.**

(c) The height of the part of the dwellinghouse enlarged would not exceed the height of the highest part of the roof of the existing dwellinghouse. **COMPLIES.**

(d) The height of the eaves of the part of the dwellinghouse enlarged would not exceed the height of the eaves of the existing dwellinghouse. **DOES NOT COMPLY.**

(e) The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwellinghouse. **COMPLIES.**

(f) Given that the site is not within Article 2(3) land and that the enlarged part of the dwellinghouse would be single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling or 6 metres in the case of any other dwellinghouse and is no greater in height than 4 metres. **COMPLIES. The apex height would be 3m and the overall depth from original dwelling house would be 8m.**

(g) The enlarged part of the dwellinghouse would not be more than one storey. **COMPLIES.**

(h) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse but the height of the eaves of the enlarged part would not exceed 3 metres. **COMPLIES - The extension would be within 2m of the curtilage of the dwelling house. However, the eaves height would not exceed 3 metres.**

(i) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, but would be less than 4 metres in height, would not have more than one storey and would have a width less than half the width of the original dwellinghouse. **COMPLIES.**

(j) It would not include a veranda, balcony or raised platform, or related to a microwave antennae or chimney or any alterations to the roof. **COMPLIES.**

The previous drawings have been amended to show that the proposed extension does not exceed the eaves height of the "existing dwellinghouse".

Therefore it now qualifies for Prior Approval – Larger Home Extension under Permitted Development Rights (September 2019).



1. The existing rear extension constructed in 2010 is to the left. Although the rear wall of the "original house" is stepped by some 475mm further than the garage rear wall, the 8 metres permitted is being taken from the rear wall of the garage.



2. The existing flat roof rear extension from the side. The line of these "existing eaves" height has been indicated on the revised drawings, as has the eaves line of the "original dwelling". The height of the eaves of the part of the dwellinghouse enlarged does not exceed the height of the eaves of the existing dwellinghouse.

Part (d) refers to “the existing dwellinghouse” not the “original” as in other conditions.

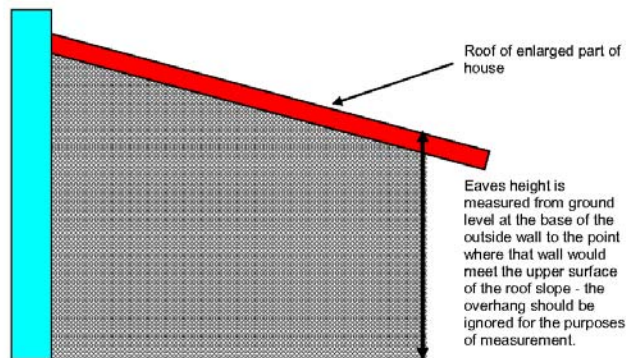
***“...(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse***

*For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.*

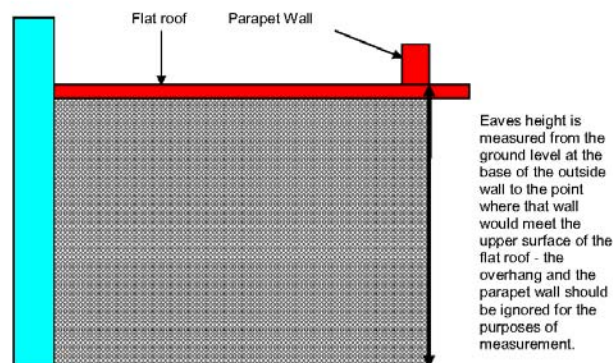
*The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height...*

Using the following information taken from the Permitted development rights for householders -Technical Guidance (September 2019) the “existing” and “original” eaves heights have now been plotted on the drawings.

The following example shows the side view of an extension with a pitched roof:



Where there is a flat roof, a similar approach should be taken for measuring eaves:



*“...Where the existing house has eaves of different heights, then the restriction on the height of the eaves for the part of the house enlarged, improved or altered is measured against the highest level of eaves on the existing house...”*

## Conclusion

The Technical Guidance (September 2019) could cause confusion regarding the definition of "Existing" and "Original" house.

In order to avoid any conflict with the interpretation of these definitions, we have taken this into account and amended the design so that the proposed eaves are within the height of those of the "Original House"

It is most important to the applicants that approval is gained and work started as soon as possible to meet the medical needs of a member of the family.

If there are any concerns please contact me prior to determination so that they can be discussed.

N van Nuffelen RIBA. – February 2021.