

17 Powder Mill Lane, Leigh, Kent TN11 9AR

DESIGN STATEMENT

1.0 INTRODUCTION

- 1.1 This design statement has been prepared in support of an application to determine if prior approval is required for a proposed Larger Home Extension.
- 1.2 This application follows the approval of a Grant of Certificate of Lawful Proposed Use / Development (Ref: 21/00507/LDCPR) for the demolition of existing single storey side extension, and construction of a single storey rear and side extension to 17 Powder Mill Lane.
- 1.3 This application is for a larger rear extension.



17 Powder Mill Lane, (front elevation) with single storey side extension and porch

2.0 EXISTING SITE AND CONTEXT

- 2.1 The house is an end of terrace two-storey dwelling on the western side of Powder Mill Lane. It is situated within Leigh Parish, within the Leigh and Chiddingston Causeway Ward.
- 2.2 The house is located in the Metropolitan Green Belt.

3.0 PLANNING HISTORY

3.1 17 Powder Mill Lane has been added to in the past.

3.2 Three applications are shown for the property planning history
SINGLE STOREY SIDE AND REAR EXTENSIONS.

Ref. No: 21/00507/LDCPR | Status: Decision – Granted

DETACHED DOUBLE DOMESTIC GARAGE TO REPLACE EXISTING SINGLE GARAGE

Ref. No: 87/01271/HIST | Status: Application - Pending Consideration

TWO STOREY EXTENSION TO DWELLING

Ref. No: 82/00084/HIST | Status: Decision - Granted

3.3 The application in 1982 was implemented and involved constructing a first floor extension over the original kitchen, and a two storey rear extension behind the rear wall of half of the house.

3.4 17 Power Mill Lane has also been added to at the side, where a single storey extension has been constructed from the boundary to the house. There is no planning record of these works, but they have been there for longer than ten years as evidenced in the aerial view below taken in 2007.



Aerial View c. 2007

- 3.5 The planning report prepared to accompany the decision notice for the Lawful Development Certificate Proposed Application concluded that permitted development rights had not been removed, noting in relation to the relevant planning history:

“no original permission for the property could be found , thus the presumption is that permitted development rights have not been removed.”

- 3.6 The application or the Lawful Development Certificate Proposed Application concluded:

“All requirements for the proposal have been complied with. Grant Lawful Development Certificate for the side and rear extensions”.

4.0 HISTORIC AERIAL PHOTOGRAPHS OF 17 POWDER MILL LANE

- 4.1 The image below shows 17 Power Mill Lane in 2002. The flat roofed rear extensions, porch and side extension can all be seen.



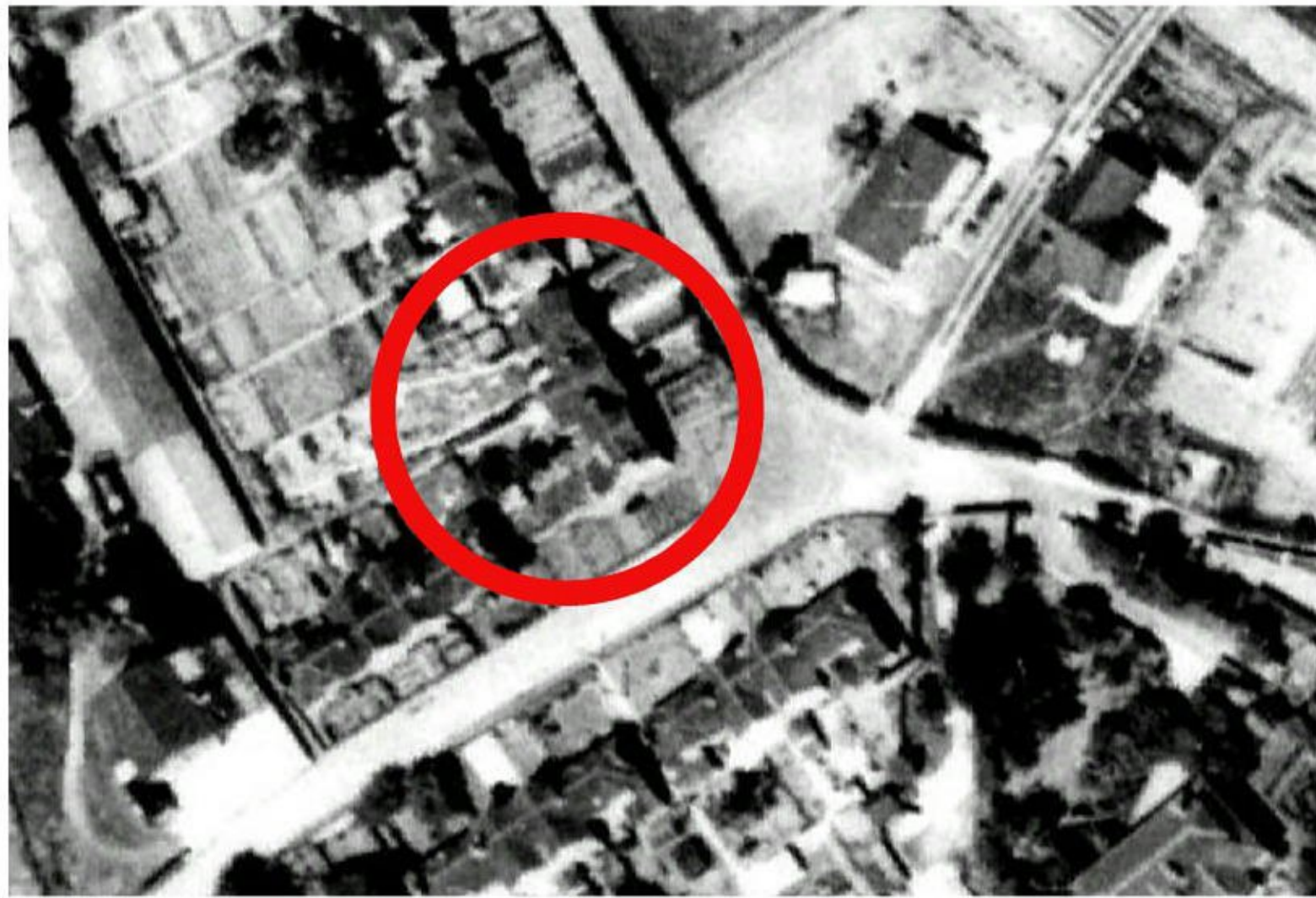
17 Powder Mill Lane, c.2200 (Google Maps)

- 4.2 A similar aerial photograph, taken in 1940 shows the form of the original house, before it was later altered. It confirms that the ground floor kitchen, which steps back from the rear wall of the rest of the house, is part of the original plan form of the house.



17 Powder Mill Lane, c.1940 (Google Maps)

- 4.3 A later aerial photograph, c.1960 provides a sharper image of the house in the same form, with a single storey rear lean-to roof accommodating the kitchen.



17 Powder Mill Lane, c.1960 (Google Maps)

- 4.4 These aerial photographs provide evidence of the original form of the house, and confirms that the ground floor kitchen was part of the original house prior to 1940.
- 4.5 The original form of the house can also be seen in the neighbouring property (No. 18) on the LHS of the photograph below, which still has the original lean-to extension at the rear of the property.



17 Powder Mill Lane, Rear Elevation with No.18 (LHS)

5.0 EXISTING SIDE EXTENSION

- 5.1 An existing side extension has been built to infill the space between 17 Powder Mill Lane and the curtilage boundary. It was constructed many years ago, it is of relatively crude construction.



17 Powder Mill Lane, Existing side extension

- 5.2 The previously approved Lawful Development Certificate was granted for proposals that sought to demolish the structure, and replace it with an improved side extension accommodating a kitchen extension, a utility room and a downstairs toilet.

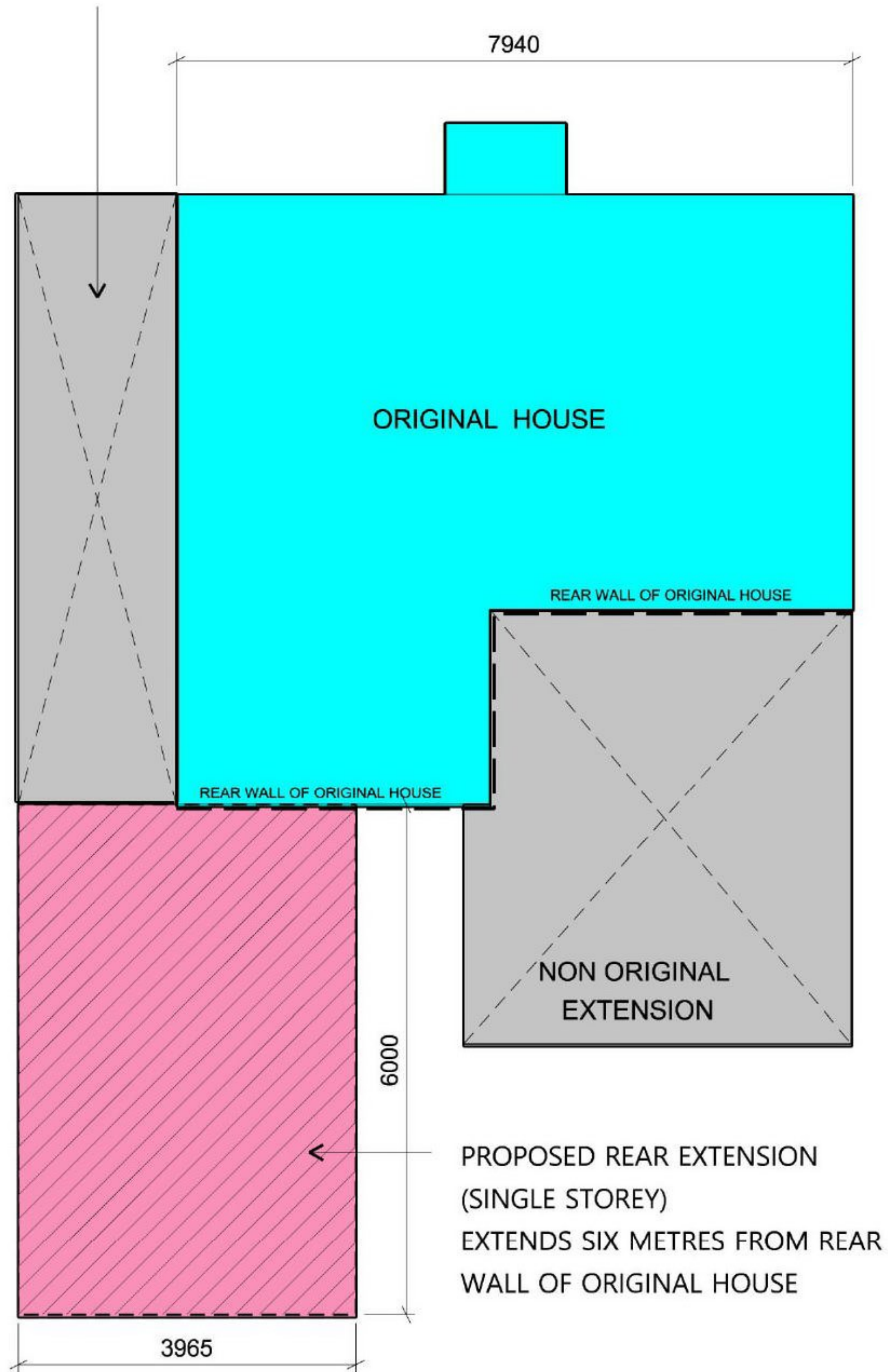


Existing Elevations

6.0 PROPOSED LARGER REAR EXTENSION

- 6.1 Under rules known as 'permitted development rights', rear extensions for houses not on Article 2(3) designated land, or a Site of Special Scientific Interest, can be increased to six metres in depth, providing the Local Authority is informed of the proposed work via a Prior Approval Application.
- 6.2 The Prior Approval Process allows the Local Authority to consult the neighbours who will be affected by the proposed extension, to advise of the proposals – and if the neighbours raise any concerns or objections, the local authority will be required to determine if the proposal's impact on the amenity of all adjoining properties is acceptable, and based on this whether it can go ahead.
- 6.3 In the proposals presented in this application a single storey rear extension is proposed which will extend six metres from the rear wall of the original house. This is a 'larger extension' which will require prior approval. It is similar to the 3m deep rear extension that was granted approval in the previous Lawful Development Certificate Application, but just deeper.
- 6.4 The proposed single storey extension will be set away from the existing rear extension permitted in 1982.
- 6.5 The proposed extension at the rear of the house will not be wider than half the width of the original house.

PERMITTED SIDE EXTENSION (SINGLE STOREY)
(Ref: 21/00507/LDCPR)



WIDTH OF ORIGINAL HOUSE: 7940mm
WIDTH OF PROPOSED SIDE AND REAR EXTENSION: 3965mm
WIDTH OF PROPOSED EXTENSION IS 50% OF WIDTH OF ORIGINAL HOUSE

Diagram: proposed larger single storey rear extension - 17 Powder Mill Lane



The existing gap between the 17 Powder Mills and the neighbouring property

7.0 PERMITTED DEVELOPMENT

- 7.1 The proposals are for a larger rear extension, so the scheme must satisfy the requirements of ***“SCHEDULE 2 Permitted development rights PART 1 Development within the curtilage of a dwellinghouse Class A – enlargement, improvement or other alteration of a dwellinghouse”***. This section of the report explains why the proposed design is compliant.
- 7.2 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) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- 7.3 The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- 7.4 The extension is a parapetted flat roof structure of maximum height 3m. Consequently the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse;
- 7.5 The enlarged part of the dwellinghouse does not 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;
- 7.6 The enlarged part of the dwellinghouse would have a single storey and is 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 does not extend more than 6m beyond the rear wall of the original dwelling house.
- 7.7 The proposed extension does not have a width that is greater than half the width of the original dwellinghouse.

7.8 The materials used in any exterior work will be red brick to match the existing brick used on the ground floor of the house. As such they will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

7.9 As the size of the rear extension development permitted by Class A exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), before beginning the development the following information is being provided to the Local Authority:

7.10 To summarise, the proposed single storey rear extension:

- is the enlarged part of the dwellinghouse and it extends 6m beyond the rear wall of the original dwellinghouse;
- the maximum height of the enlarged part of the dwellinghouse is 3 metres;
- the height of the eaves of the enlarged part of the dwellinghouse is 3 metres. As the extension is on the boundary the eaves are parapetted;
- A plan indicating the site and showing the proposed development has been submitted with this report;
- The addresses of any adjoining premises; (No. 19 and 15 Powder Mills) have been provided in the application form.
- The developer's contact address; and the developer's email address are included in the application form.

8.0 PROPOSED EXTENSION ABUTTING A PREVIOUSLY APPROVED REAR EXTENSION

8.1 The proposed rear extension to 17 Powder Mills will join with an existing first floor extension which had previously been built over the existing kitchen in the past.

8.2 When considering permitted development rights, where a proposed extension joins an extension which has previously been constructed, the technical guidance advises

“Where the proposed extension is to be joined to an existing extension to the original house, whether that was built following a planning application or under permitted development rights, the total enlargement (being the proposed extension together with the previous extension) must meet the limits set out in (e) to (j) above (see examples on pages 18, 21 and 27).”

(Paragraph (ja), p 28, Permitted development rights for householders Technical Guidance September 2019 Ministry of Housing, Communities and Local Government



- 8.3 The existing first floor extension above the kitchen, was built on the line of the existing rear wall of the house. It projects 2.3m beyond the existing first floor rear wall of the house (as seen on the neighbouring property in the photo above).
- 8.4 The existing rear first floor extension:
- Does not exceed the height of the highest part of the roof;
 - Does not extend beyond the plane of the existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;
 - The cubic content of the resulting roofspace does not exceed 50 cubic metres (semidetached house)
 - It doesn't include the construction of a verandah, balcony or raised platform;
 - It doesn't involve the alteration of a chimney, flue, or soil and vent pipe.
 - Is built using exterior materials that are of a similar appearance to those used in the construction of the original dwelling house;
 - No part of the enlargement extends beyond the outside face of any external wall of the original dwelling house;
 - There are no windows on the extended side elevation
- 8.5 Consequently, the existing first floor extension which the proposed single storey extension partially abuts would be considered permitted development.

9.0 CONCLUSION

9.1 This application for a Larger Home Extension as described in sections 9 and 10, the proposed extension fulfils the criteria for lawful development.



Proposed Elevations

- 9.3 The proposed plans, elevations and other drawings submitted with this application demonstrate that the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A.
- 9.4 We therefore hope that you can support this application for a certificate of lawfulness for proposed use or development to enlarge an existing dwelling house in accordance with the details submitted with this application.

2 May 2021