

J.A.P. Architects

Application for Prior Approval under The
Town and Country Planning (General
Permitted Development) (England)
(Amendment) (No.2) Order 2020:

*Class AA – Enlargement of a dwellinghouse
by construction of additional storeys*

The Croft, Stambourne

May 2021

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1.0 The Site

- 1.1 A site location plan is provided here at drawing 20028-01 and detailed, measured building survey drawings are provided at drawing 20028-01 and 02.
- 1.2 The application site comprises a large, single-storey dwelling set back from the public highway and set within a generous and mature garden plot measuring approximately 0.44 ha.
- 1.3 The site stands in a semi-isolated position in Cornish Hall End Road, at the very outskirts of the village of Stambourne in Essex.
- 1.4 The large grounds are made up entirely of large, mature, domesticated gardens and there is an abundance of trees, generally grouped at the four boundaries, including at the front, adjacent to the highway. The mature trees almost entirely screen the existing building from the public realm, particularly when approaching from the north-east and south-west. There are gaps in the trees at the front, but the existing dwelling is set back from the highway by approximately 25m and is set against a larger backdrop of trees beyond.
- 1.5 Located at the north-west corner of the site, the site access is offset from the dwelling frontage – it enters the site and splits to a small parking area and garage to the west and a larger parking area and turning area to the east, in front of the existing house.
- 1.6 The existing house is made up of various single-storey wings and all accommodation is currently at the ground floor.
- 1.7 In total, the existing house has an internal floor area of circa 220m², which is relatively modest given the size of the plot and the resulting plot-ratio.
- 1.8 Externally, the existing dwelling is not attractive and it detracts from the heavily landscaped setting. The various wings achieve little or no visual hierarchy and the fleet roof, over quite wide building spans, results in squat proportions.
- 1.9 This application for Prior Approval seeks to establish a lawful use for a proposal to create an additional storey, over part of the existing dwelling, which would be implemented as 'Permitted Development'.
- 1.10 Under the provisions of Class AA of the General Permitted Development Order, any such additional storey can only be carried out over the *Principal Part* of the Existing Dwelling and, for the purposes of the Order, The Principal Part is defined as as *The main part of the house excluding any front, side or rear extensions of a lower height (regardless of them being part of the original house or subsequent additions)*.
- 1.11 In this instance, the earliest part of the house also happens to be the tallest part of the house and is also incorporated in the existing front-facing elevation. This element is therefore interpreted as forming the majority of *The Principal Part* of the existing dwelling.
- 1.12 The earliest (and tallest) part of the existing dwelling has previously been *extended at the sides and the rear*. The side extensions are of a *lower height* than the original part. Therefore, these must be excluded from the building elements that would form *The Principal Part* of the dwelling (notwithstanding the fact that they have effectively enlarged the front facing elevation). However, one of the previous extensions, at the rear, continued the cross-section profile of the original, tallest part of the dwelling. Therefore, this part of the dwelling's previous enlargement is considered to be included in *The Principal Part* of the dwelling. (Annotations are provided at drawings 20028-01 and 02 to illustrate the foregoing principles).

2.0 Description of Proposal

2.1 The Principal Part of the existing dwelling is to receive an additional storey, creating first floor bedroom accommodation. Other alterations (not requiring planning consent) will involve some minor internal changes at ground floor level – these will include relocating the front door (effectively reinstating it to its position in the original dwelling).

2.2 The additional storey will fully comply with all criteria of the General Permitted Development Order for development under Class AA. The following summarises how that criteria is met (also illustrated at drawings 20028-07, 08, 09 and 10).

The Principal Part of the dwelling was constructed between *1st July 1948 and 28th October 2018*.

The proposal is for *one* additional storey added to an existing, *single storey* dwelling.

The dwelling is *detached*.

The existing building footprint will be unchanged.

The eaves line of the Principal Part of the dwelling will be raised by 3.0 metres (within the permitted scope of *upto 3.5 metres*).

The ridge line of the Principal Part of dwelling will be raised by 3.0metres (within the permitted scope of *upto 3.5metres*).

The total height of the proposed works will *not exceed 18metres*.

The new roof will be pitched and hipped and gabled to *replicate* the exact profile of the existing dwelling.

All new materials will *match* entirely with those existing.

No additional storeys have been constructed previously.

There is no accommodation within the existing roof void.

The site is *not on article 2(3) land, or a Site of Special Scientific Interest*.

The internal floor to ceiling height of the proposed storey is *equal to that* of the existing, ground floor storey dwelling (2.475metres) (and also *less than 3.0metres*).

No visible external support structures are required in the proposal.

All works relating to the project will be contained *within the existing property curtilage*.

No windows are proposed in side elevations or any roof slopes of the additional storey.

The Use Class of building & site will remain as a *private residential dwelling*.

There will be *no overlooking, no loss of light and no loss of privacy* to any neighbouring dwellings or residential land.

The *principal/front elevation* (and rear elevation) will incorporate new windows that *match the size, colour, materials and appearance* of the most abundant existing windows.

Neither of the two side elevations *face a public highway*.

There are *no* locally established *protected views* in, through or in the vicinity of the site.

Construction hours will be limited to 8am to 5pm on weekdays and 9am to 1pm on Saturdays (with no construction operations on Sundays).

There will be no impacts of dust or noise on any neighbours, due to there being no immediate neighbours.

3.0 Summary

- 3.1 The proposal fully complies with all relevant criteria set out in the General Permitted Development Order for Class AA permitted development. As such, we trust that the proposals will be granted a lawful use and that Prior Approval is not required for the works.

L. Frere

For and on behalf of J.A.P Architects

