

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

| | | | | | |
|---------------------|---|-------------|-----------------------------------|---------|----------------------|
| Title: | <input type="text" value="Mr and Mrs"/> | First name: | <input type="text" value="Paul"/> | | |
| Last name: | <input type="text" value="Power"/> | | | | |
| Company (optional): | <input type="text" value="N/A"/> | | | | |
| Unit: | <input type="text"/> | Number: | <input type="text"/> | Suffix: | <input type="text"/> |
| Building name: | <input type="text" value="Broadlands"/> | | | | |
| Address 1: | <input type="text" value="Honeypot Lane"/> | | | | |
| Address 2: | <input type="text"/> | | | | |
| Address 3: | <input type="text"/> | | | | |
| Town: | <input type="text" value="Edenbridge"/> | | | | |
| County: | <input type="text" value="Kent"/> | | | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | |
| Postcode: | <input type="text" value="TN8 6QJ"/> | | | | |

2. Agent Name and Address

| | | | | | |
|---------------------|---|-------------|------------------------------------|---------|----------------------|
| Title: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Barry"/> | | |
| Last name: | <input type="text" value="Williams"/> | | | | |
| Company (optional): | <input type="text" value="N/A"/> | | | | |
| Unit: | <input type="text"/> | Number: | <input type="text" value="48"/> | Suffix: | <input type="text"/> |
| Building name: | <input type="text"/> | | | | |
| Address 1: | <input type="text" value="Beachy Head View"/> | | | | |
| Address 2: | <input type="text"/> | | | | |
| Address 3: | <input type="text"/> | | | | |
| Town: | <input type="text" value="St Leonards On Sea"/> | | | | |
| County: | <input type="text" value="East Sussex"/> | | | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | |
| Postcode: | <input type="text" value="TN38 8EW"/> | | | | |

3. Site Address Details

Please provide the full postal address of the application site.

| | | | | | |
|----------------|----------------------|---------|----------------------|---------|----------------------|
| Unit: | <input type="text"/> | Number: | <input type="text"/> | Suffix: | <input type="text"/> |
| Building name: | Broadlands | | | | |
| Address 1: | Honeypot Lane | | | | |
| Address 2: | Edenbridge | | | | |
| Address 3: | Kent | | | | |
| Address 4: | <input type="text"/> | | | | |
| Postcode: | TN8 6QJ | | | | |

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or

- roof be:

- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or

- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or

- if in a terrace, the highest part of the roof of any building in the row it is situated

Yes No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or

- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The Proposed Additional Storey To This Detached Single Storey Dwelling Will Be Identical In Size, shape And Appearance. The Structure Is Built Off An Original Pile And Ground Beam Foundation And Solid Concrete Ground Floor And This Will Be Used To Support The Additional Floor Via the Existing Wall Structures Consisting Of 102mm Face Brickwork To Match The Existing, a 50mm Cavity and 100mm blockwork inner skin With a 13mm Lightweight Plaster Finish. The roof Pitch And Tile Type (Including Colour) Will Match That Of The Existing Together With All Fascia , Soffits And Guttering/downpipes. Windows Will Also Match Those Of The Existing In Terms Of Appearance Together With the Horizontal Claddings Above And Below The Windows. There Will Be No Visible Support Structures To The Property On Completion Of The Work.

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof)

3.9

metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof)

7.4

metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

The Property Has A Private Individual Access To And From The Property. The Nearest Property Which Is Located To The Left Of The Property When Seen From The Front (An Identical Property From Original) Is At Least 13 metres Between Flank Walls So There Will Be No Impact On The Neighbouring property In Terms Of Overlooking, Privacy And Loss Of Light. The Property To The Right When Seen From The Road Is At Least 22 metres Between Flank Walls.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

None. Not Applicable.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

None. Not Applicable.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning 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.

All sections of this application completed in full, dated and signed.



A plan indicating the site and showing the proposed development.



The correct fee



All plans should be drawn to an identified scale and show the direction of North.

A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows



Plans can be bought from one of the Planning Portal's accredited suppliers:

<https://www.planningportal.co.uk/buyaplanningmap>

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

barry-williams61@live.co.uk