



smart thinking.

Zerum Planning Limited
Calls Landing Fifth Floor
36-38 The Calls
Leeds
LS2 7EW

Info@zerum.co.uk
www.zerum.co.uk

19 October 2021

Planning Services
Leeds City Council
Merrion House
110 Merrion Centre
Leeds
LS2 8BB

By Email Only

Dear Sirs,

CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR REAR DORMER, SIDE AND REAR EXTENSIONS TO EXISTING DWELLING

NEW STONE BUNGALOW, KNARESBOROUGH ROAD, LITTLE RIBSTON, LS22 4ET

On behalf of the applicant, Ms Kate Brocklehurst, we hereby submit a planning application seeking a Certificate of Proposed Lawful Development in respect of the aforementioned property. Please find enclosed the following details submitted as part of the application:

- Location plan.
- Existing layout and elevation plan.
- Proposed layout and elevation plan.

The Property

New Stone Bungalow a detached residential property located on Knaresborough Road within Little Ribston. The property is single storey and is predominantly surrounded by other existing residential properties.

Proposed Works

This application seeks confirmation that the proposed works are appropriate under existing Permitted Development rights. The works consist of the following:

- Rear dormer extension.
- Single storey rear extension.
- Single storey side extension.

Case of Lawful Development

As required under a Certificate of Proposed Lawful Development application, the application is supported by a suite of plans supporting the case that the proposed development is lawful and exempt from planning controls.

Compliance with Part 1 Class A

It is considered that the proposed works would be Permitted Development' by reference to Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as follows:

A.1 (a) permission to use the dwellinghouse as a dwellinghouse **was not** granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) 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);

(c) the height of the part of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the highest part of the roof of the existing dwellinghouse;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse **will 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;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and **will not**—
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

(g) for a dwellinghouse 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 **will not** —
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and **will not**—
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

(i) the enlarged part of the dwellinghouse **will not** be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would **will not**—
(i) exceed 4 metres in height,

- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse; or

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **will not** the limits set out in sub-paragraphs (e) to (j)

(k) it **will not** consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

A.2 The dwellinghouse is **not** on article 2(3) land.

Conditions

In addition, the development will comply with the relevant conditions as follows—

A.3 (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) **will** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Summary

The submitted evidence clearly demonstrates that the proposed works to the dwelling conform with the criteria set out within Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and it is viewed that a positive certificate should be issued.

I trust that this submission is in order and I look forward to hearing from you shortly. However, if I can be of any further assistance then please do not hesitate to contact me.

Yours faithfully,

Pete Gleave
Associate Director