

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	2. Agent Name and Address
Title: <input type="text" value="Ms."/> First name: <input type="text" value="Julie"/>	Title: <input type="text" value="Mr."/> First name: <input type="text" value="Gerry"/>
Last name: <input type="text" value="Jolli"/>	Last name: <input type="text" value="Marshall"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="Modus Architecture & Design"/>
Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>	Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>
Building name: <input type="text" value="St. Mary's"/>	Building name: <input type="text" value="The Studio"/>
Address 1: <input type="text" value="Newhouse Avenue"/>	Address 1: <input type="text" value="193 Southend Road"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="Wickford"/>	Town: <input type="text" value="Rochford"/>
County: <input type="text" value="Essex"/>	County: <input type="text" value="Essex"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="SS12 0JY"/>	Postcode: <input type="text" value="SS4 1JD"/>

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:	St. Marys				
Address 1:	Newhouse Avenue				
Address 2:	Wickford				
Address 3:	Essex				
Address 4:	<input type="text"/>				
Postcode:	SS12 0JY				

4a. Eligibility - The current building and site

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.

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, 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.

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

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site; or
- in 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.

4b. Eligibility - The proposed development

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.

4b. Eligibility - The proposed development (continued)

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.

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.

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.

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.

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.

4c. Eligibility - Related operations and works

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.

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 proposal is for an upward extension of the bungalow at St. Marys under Class AA of the General Permitted Development order, with the addition of a first floor over the original main part of the dwelling. This will free-up space on the ground floor to improve the daytime living accommodation by re-locating four of the five existing bedrooms.

The works proposed are to remove the existing roof, extend the existing principal walls upwards by 2.92 metres in brickwork (matched to the existing bricks) and to then re-build the roof at this higher level in its original configuration, pitch and weathering surface finish.

The new windows at first floor on the front elevation are to be matched in style and size to the existing ground floor windows and are also aligned with the ground floor windows to harmonise the new fenestration with the existing.

It is proposed to create a new front door to the property by lowering the brickwork beneath the window to the current bedroom 4 and inserting a door with side-lights. The proposal also includes a new porch, which shall be less than 3 square metres in plan; less than 3 metres in height and more than 2 metres from any boundary/highway (thereby complying with Class D permitted development).

Because 'St. Marys' does not front onto Newhouse Avenue itself - being situated beyond the end of the street on a large, private plot - the dwelling enjoys a position of relative separation from the main street scene. It is considered that the upward extension would therefore not appear incongruous within the wider street scene because of this separation within land that is not accessible to the general public.

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

4.77

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)

7.69

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 upward extension will have no impact upon the daylighting of the nearest residential property ('Reflections'), which is to the south: With a proposed eaves level of 5.6 metres and a separation distance of 6 metres between side elevations and the fact that the proposal is to the north of 'Reflections', there will be no detrimental impact upon the daylighting of the neighbouring property. The only window in the northern flank of 'Reflections' is an obscure-glazed window to a bathroom.

There are no windows proposed on the southern (or northern) side of the proposed upwards extension (a requirement for compliance) and windows proposed on the rear elevation will face westwards along the garden. The window closest to the southern boundary between St. Marys and Reflections is to a proposed en-suite, so will be obscure-glazed.

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

There will be no impact upon any air traffic nor defence assets.

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.

The proposal will not affect any protected view or vista.

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 should be granted. 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. | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development. | <input checked="" type="checkbox"/> |
| The correct fee | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | 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 prior approval 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: