

Sunday, 29 October 2023

Planning Statement

40 Greenbank Road, Hanham, Bristol, BS15 3RZ

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.25m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

This is a Prior Notification Application for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.25 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres.

A.1 Development is not permitted by Class A if –

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The dwellinghouse was not granted under Classes M, N, P, PA or Q of Part 3.

(b) As result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage.

(c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the proposal would not exceed the height of the roof of the existing dwellinghouse.

(d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the proposal would not exceed the height of the eaves of the existing dwellinghouse.

(e) The enlarged part of the dwellinghouse would 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;

The proposal does not extend beyond a wall which forms the principal elevation of the original dwellinghouse or which 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 –

(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;

This application is for Prior Notification and therefore accords to paragraph (g) below.

(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 –

(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;

The extension would extend beyond the rear wall of the original dwellinghouse. The dwelling is an semi-detached dwelling and the proposed extension would not exceed 4m in height, and would be 5.25m

(h) The enlarged part of the dwellinghouse would have more than a single storey and –

(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;

The proposal does not have more than a single storey.

(i) The enlarged part of the dwellinghouse would 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;

The proposal would be within 2 metres of the boundary, but the eaves would not exceed 3 metres in height.

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

(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;

Not applicable as the extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

(ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed limits set out in subparagraphs (e) to (j);

The enlargement would join to an existing enlargement of the original dwellinghouse; the total enlargement would not exceed the limits set out in paragraphs (e) to (j).

(k) It would 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.

The proposal does not include any of the above.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraph (b) and (c).

The application dwelling does not fall on article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions –

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The materials to be used in the exterior work would match those of the existing dwellinghouse.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

- (i) obscure-glazed; and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

Not applicable.

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not applicable.

Conclusion:

As outlined above, the proposal complies with the permitted development criteria and as such can be determined under Condition A.4.