

Planning Statement

Site Address: 1 Hoskins Cottage, High Wych, Sawbridgeworth, CM21 0LD

Proposed development: Erection of a single storey rear extension.

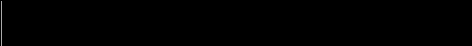
This statement explains that the proposed development as illustrated on the submitted drawings complies with the requirements set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse.

The proposed works are not restricted by any Article 4 Directions or removal of permitted development rights by way of planning conditions affecting the property.

Permitted Development	Applicant's Response
The enlargement, improvement or other alteration of a dwellinghouse.	The proposal consists of the erection of a single storey rear extension. The development is an enlargement of the dwellinghouse.
Development not Permitted	Applicant's Response
A.1. Development is not permitted by Class A if – Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (change of use);	The dwellinghouse was not granted by virtue of the listed classes.
A.1. Development is not permitted by Class A if- (a) 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) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Criterion (a) of the order is complied with. The rear extension will not exceed 50% of the total area of the site.
(b) 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 proposed enlargement would not exceed the height of the highest part of the roof of the existing dwellinghouse.
(c) 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 proposed enlargement 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—	The proposed enlargement is to the rear elevation. This is not the principal elevation

<ul style="list-style-type: none"> (i) forms the principal elevation of the original dwellinghouse; or (ii) front a highway and forms a side elevation of the original dwellinghouse; 	<p>and it does not front a highway and does not form a side elevation.</p>
<ul style="list-style-type: none"> (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— <ul style="list-style-type: none"> (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; 	<p>The proposal is a 'larger' householder extension and is therefore subject to paragraph (g).</p>
<ul style="list-style-type: none"> (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 – <ul style="list-style-type: none"> (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; 	<p>The dwellinghouse is not on article 2(3) land nor a site of special scientific interest.</p> <p>The proposed enlargement would have a single storey and would extend no more than 6m beyond the rear elevation of the original semi-detached dwellinghouse. The proposed enlargement would not exceed 4m in height.</p>
<ul style="list-style-type: none"> (h) the enlarged part of the dwellinghouse would have more than one storey and— <ul style="list-style-type: none"> (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; 	<p>The proposed enlargement is a single storey addition so criterion h is not relevant.</p>
<ul style="list-style-type: none"> (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; 	<p>The proposed enlargement will be within 2m of the boundary of the curtilage and the height of the eaves is 3m as annotated on the drawings. Criterion (i) is complied with.</p>
<ul style="list-style-type: none"> (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would <ul style="list-style-type: none"> (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse; or 	<p>The proposed enlargement does not extend beyond a wall forming a side elevation of the original dwellinghouse.</p>
<ul style="list-style-type: none"> (k) it would consist of or include— <ul style="list-style-type: none"> (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, 	<p>The proposal does not include the construction, provision, alteration or replacement of any of the specified items.</p>

<p>(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.</p>	
<p>A.2. In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—</p>	<p>The development is not within a Conservation Area.</p>
<p>(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;</p>	
<p>(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or</p>	
<p>(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.</p>	
<p>Conditions 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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;</p>	<p>The proposed materials are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.</p>
<p>(b) any upper - floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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; and</p>	<p>The proposed enlargement will not create an upper floor window within the side elevation or roof slope. Criterion b is not relevant.</p>
<p>(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.</p>	<p>The proposed enlargement is not more than one storey.</p>
<p>A.4 (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g).</p>	
<p>(2) Before beginning the development the developer must provide the following</p>	

information to the local planning authority—	
(a) a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse; (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse; (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in subparagraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);	Please see the enclosed Planning Application Form.
(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;	Please see the enclosed drawings – 1HC_000, 1HC_001, and 1HC_101
(c) the addresses of any adjoining premises;	Please see the enclosed Planning Application Form.
(d) the developer's contact address; and	c/o Wentworth Andersen, 121 Clarendon Road, London, W11 4JG
(e) the developer's email address if the developer is content to receive communications electronically.	

The proposed single storey rear extension is permitted development by reason of complying with the relevant criterion in Class A and therefore is lawful by virtue of Class A of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.