

P L A N N I N G S T A T E M E N T

No. 28 BLENHEIM ROAD – BICKLEY – BR1 2HA

Application for Prior Approval under Schedule 2, Part 1, Class A, Part (g) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the construction of a single storey rear extension at a depth of 8m, an eaves height of 2.9m and a maximum height of 2.9m

01. THE PROPOSAL

The proposal is for a 8m 'Single storey ground floor rear extension' under Schedule 2, part 1 (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

02. CONSIDERATIONS

A.1 DEVELOPMENT IS NOT CONSIDERED TO BE 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 2 of this Schedule (change of use)	NO
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) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	Curtilage = 650m ² Proposed extension = 12.1% (78.7m ²)
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	NO
(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	NO
(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	NO NO
(f) 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;	NO - 8M Extension NO – 2.9 M max height

(g) 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	NO – single storey NO - 26M to boundary
(h) 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;	NO – 2.9m eaves
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, (iii) have a width greater than half the width of the original N/A dwellinghouse; (iiii) 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 sub-paragraphs (e) to (j)	NO – rear extension NO NO NO NO
(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, soil, vent pipe, (iiii) an alteration to any part of the roof of the dwellinghouse	NO NO NO NO
A.3 DEVELOPMENT IS NOT CONSIDERED TO BE PERMITTED BY CLASS A IF:	
(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	YES – render to match
(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;	N/A N/A N/A

03. CONSULTATION

Adjoining premises to the application site:

1. 26 Blenheim Road – BR1 2HA
2. 30 Blenheim Road – BR1 2HA

04. CONCLUSION

The proposed works fall within the parameters of Permitted Development under Class A and therefore should be considered a Lawful Development without the requirement for Prior Approval.