

5 MOORFIELD
HASLEMERE
GU27 3SH

DESIGN AND PLANNING
STATEMENT

Lawful Development Certificate Application for a Proposed Loft Extension to an
Existing Two-Storey, Semi-Detached, Single-Family Dwelling House

For Ms. S. Croft and Mr. J. Brevitt

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Lawful Development Certificate Application for a Proposed Loft Extension to an Existing Two-Storey Semi-Detached Single-Family Dwelling House

DESIGN AND PLANNING STATEMENT

1.0 SYNOPSIS

- a. The proposal comprises the construction of a loft extension to an existing two-storey, semi-detached, single-family dwelling house on the southeast side of Moorfield. The proposed works comprise a loft extension replacing the existing main rear slope and the existing two-storey rear addition roof slope to form a bedroom, study and bathroom, with Velux windows to the front roof slope.
- b. Moorfield is a residential road with houses of different ages, sizes and styles. The road slopes down from its junction with Camelsdale Road toward Sturt Avenue. No6 Moorfield adjoins No5 and matches its form, size and style. No4 adjacent is also a similar property separated from No5 by a shared access and is at a raised level from No5.
- c. The application property is understood to have been constructed circa 1910 of traditional masonry construction with facing brickwork elevations under pitched roofs with slate covering.
- d. The property is not Listed or designated a Building of Townscape Merit. It is not included in a Conservation Area or in any other type of Designated Area and we understand is not subject to any relevant Article 4 Directions.
- e. The proposed loft extension is considered to be Permitted Development in that the work falls within the constraints set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 and the document "Permitted development rights for householders - Technical Guidance - September 2019" published by the Ministry of Housing, Communities and Local Government.
- f. The proposal is for the same scope of works as application reference 23/01879 but now includes additional environmental information. The reason for the refusal to grant a Lawful Development Certificate in respect of application 23/01879 was stated as "Due to the application site being located in the 1200m (sic) buffer for Ebernoe Common Special Area of Conservation (SAC), in the absence of relevant survey information and any necessary mitigation it cannot be established that the proposal would not have a significant effect on the SAC." (The above statement should have read that the site was within the 12000m buffer zone, the site is 8.7 kilometres from the nearest point of the post code for Evernoe Common). It is understood that the Buffer zone to Ebernoe Common is not "Article 2(3) land" as set out in the Permitted Development Technical Guidance.
- g. The proposal is for the same scope of works as application reference 23/01879 but now includes additional environmental information.

- h. This application includes the Preliminary Roost Assessment carried out on the application property on 30 August 2023 which concludes that "Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the extension and resident renovations to this building" It also states "the proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats."
- i. A Bat Survey Report prepared on 6th of July 2023 was submitted with application 23/01661 for an extension to No3 Moorfield - No3 is a very similar property to the application property - found that "The survey indicates that roosting bats most likely do not routinely use the building."
- j. If the view of the LPA is that the proposal is not Permitted Development, we would be grateful for the authority's early advice so that possible amendments can be discussed and considered.

2.0 PERMITTED DEVELOPMENT

- i. It is considered that the proposed loft extension is Permitted Development as set out in the analysis below based on the document – "Permitted Development Rights For Householders - Technical Guidance – September 2019" published by the Department for Communities and Local Government .
- ii. The permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof are defined in the section of the document "Class B – additions etc. to the roof" with additional constraints is Classes C and G .
- iii. Under Class B the following limits and conditions apply (Extracts from the Technical Guidance in italics, responses in plain text) :

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

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by (sic) virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use).

Response – The property has always been in residential Use so this exclusion does not apply.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Response - The proposed extension is not higher than the highest part of the existing roof.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

Response - The proposed extension does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case

Response - The property is a semi-detached house and the total additional cubic volume above the existing roof slope(s) is less than 50m³.

(e) it would consist of or include -

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

Response - The work does not include the provision of a verandah, balcony or raised platform, nor the installation or replacement of a chimney, flue or soil and vent pipe. It includes the alteration of a chimney – this is considered to be Permitted Development under Class G as set out below.

(f) the dwellinghouse is on article 2(3) land

Response – The property is not on article 2(3) land.

Class B Conditions

B.2 Development is permitted by Class B subject to the following conditions –

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

[This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly.....

the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable.

the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.]

Response - The proposal complies with this Condition.

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

Response - The proposed loft extension complies with this Condition.

(c) any window inserted on 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

Response – There are no windows proposed in the flank wall of the extension – the proposal complies with this Condition.

- iv. Under Class C the following limits and conditions apply (Extracts from the Technical Guidance in italics, responses in plain text) :

C.1 Development is not permitted by Class B if–

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by (sic) virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use).

Response – The property has always been in residential Use so this exclusion does not apply.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

Response - The proposed Velux windows to the front slope do not protrude by more than 0.15m from the roof plane.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Response – No installations or alterations of this type are proposed.

Class C Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

(a) obscure-glazed; and

(b) 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

Response – No windows located on a roof slope forming a side elevation of the dwellinghouse are proposed.

Class G – chimney, flues etc

This provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1 Development is not permitted by Class G 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 (change of use)

Response – The property has always been in residential Use so this exclusion does not apply.

(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse.

Response – The proposal does not include a new chimney, flue or vent pipe. Any alteration of an existing chimney will not exceed the highest part of the roof by 1.0m or more. The property is not located on Article 2(3) land.

3.0 FLOOD RISK

- a. The Environment Agency advises that the site is at Low Risk of flooding from surface water and it is at Very Low Risk of flooding from rivers or sea. It also advises that flooding from Reservoirs and Groundwater is Unlikely.
- b. The proposed accommodation is at second floor level. There is no new accommodation at ground floor level and no sleeping accommodation at ground floor level.