

**Boycott Manor, Dadford Road, Stowe, Bucks, MK18 5JZ
Planning Eligibility Assessment – Town and Country Planning
(Permitted Development)(England)Order 2020 as amended –
Schedule 2, Part 1 (Larger Rear Extensions)**



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1 Introduction

- 1.1 This report sets out an assessment of the eligibility of the proposal for a single storey rear extension to accompany an application for prior approval.
- 1.2 Schedule 2, Part 1 (Class A) of the Town and Country Planning (General Permitted Development)(England) Order 2020 relates to alterations to dwelling houses.
- 1.3 This report sets out how the proposal complies with the provisions of Parts 1 (Class A) of the Regulations and specifically a rear extension under Part 1(g) of the regulations.

2 Permitted Development

2.1 Part 1 Class A states that:-

Response

A1 Development is not permitted if:

a) *Permission to use the dwellinghouse as a dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this schedule*

Not applicable

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)*

Not applicable

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*

Not applicable

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*

Not applicable

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 proposed extension is to the rear of the property. The property is some considerable distance from any highway. The front elevation of the property is identified by the front entrance door (in this instance the front elevation faces west).

f) *The enlarged part of the dwellinghouse would have a single storey and –*

See part (g) below

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*

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 –*

The proposed rear extension will extend to 8 metres as it is a detached dwelling house. The maximum height of the proposed extension is 4 metres.

- *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*
- *Exceed 4 metres in height*

h) *The enlarged part of the dwelling house would have more than a single storey and*

Not applicable to this proposal – it is only single storey.

- *Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
- *Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwelling house*

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 extension is not within 2 metres of the boundary.

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*

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 the limits set out in sub-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.*

Not applicable – this proposal relates to a rear extension.

Not applicable

Not applicable

3 Conditions

3.1 Part A4 sets out conditions in relation to development under Class A.1(g) and states that:-

2) Before beginning the development the developer must provide the following information to the LPA –

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

The proposed extension is shown on the plans included with this application. It extends 8 metres beyond the original rear of the dwellinghouse and is a maximum of 4 metres high with a flat roof. There are no extensions to the rear of the property as existing. The existing rear elevation is the original rear elevation of the property. This is shown on the proposed ground floor plan. The front elevation of the property faces west and is shown on plan (Ref:2306/EX.10 and PD.10). The proposed extension is 17m wide but does not extend the full width of the rear elevation.

b) A plan indicating the site and showing the proposed development

See plan refs:-

- Location Plan (2306_OS.01_OS PLAN)
- Existing block plan (EX.01)
- Existing ground floor plan (EX.03)
- Existing first floor plan (EX.05)
- Existing Front Elevation (EX.10)
- Existing rear elevation (EX.11)
- Existing side elevations (EX.12)
- Proposed block plan (PD.01)
- Proposed Ground floor plan (PD.03)
- Proposed roof plan (PD.05)
- Proposed front elevation (PD.10)
- Proposed rear elevation (PD.11)
- Proposed north and south elevations (RD.12)

c) The addresses of any adjoining premises

See application form.

There are no properties adjoining Boycott Manor. The nearest premises are some distance from the site and include the following:-

The Coach House, Dadford Road, Stowe, MK18 5JZ

Garden Barn, Dadford Road, Stowe, MK18 5JZ

Garden Cottage, Dadford Road, Stowe, MK18 5JZ

Manor Cottage Dadford Road, Stowe, MK18 5JZ

d) The developer's contact address:-

Mr James Thorpe
C/O Lyudmil Smilenov(Vassi) – Estate Manager
Boycott Manor
Dadford Road
Stowe
Buckinghamshire

e) Developer's email address

office@boycottmanor.com

3) The LPA may refuse an application where, in the opinion of the authority-

- a) The proposed development does not comply with, or
- b) The developer has provided insufficient information to enable the authority to established whether the development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.

Sufficient information has been provided to demonstrate that the proposal complies with the conditions, limitations and restrictions applicable.

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