

Supporting Statement

Certificate of Proposed Lawful Development in respect of the proposed demolition of an existing single storey rear extension and the erection, in its place, of a part single storey, part two-storey extension to the rear of the house.

January 2024



30 Bishops Road, Tewin, Herts, AL6 0NW



Prepared by: Alison Young Planning Associates Ltd
Email: alison@ayplanning.co.uk | Tel: 01920 449015

1.0 Introduction & Site Description

1.1 This supporting statement has been prepared in support of an application for a lawful development certificate for the proposed erection of a part single storey, part two storey extension to the rear of the existing dwelling at 30 Bishops Road.

1.2 The application site lies on the eastern side of Bishops Road, approximately 150m south of its junction with Burnham Green Road. It comprises a detached two-storey dwelling dating from the 1960's, with an original single garage on its southern elevation and a long canopy across the frontage of the property. The original plans are shown on application ref: 3/61/0790.

1.3 A narrow, two storey side extension (northern elevation) and a single storey rear extension were added to the house in approximately 1970's, pursuant to application 3/69/1860. The single storey rear extension is, however, of somewhat poor construction and is now proposed to be removed.

1.4 This Certificate of Lawfulness application is submitted with the following documents:

Location Plan and Existing Site Plan	01
Existing Floor Plans	02
Existing Elevations	03
Proposed Location and Site Plan	07
Proposed Floor Plans	08
Proposed Elevations	09

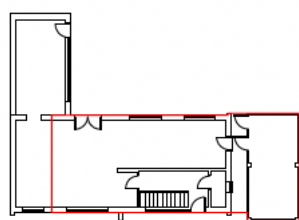
2.0 Proposal

2.1 The current proposal is to demolish the existing single storey rear extension as shown on drawing 08 and to erect in its place a part two storey, part single storey extension across the rear elevation of the original dwelling. This would provide enlarged living accommodation downstairs, including to the rear of the existing garage, and new and enlarged bedrooms at first floor level.

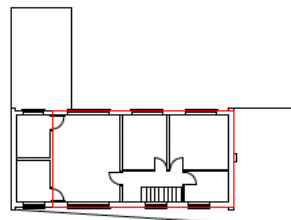
2.2 The proposed extension would be finished externally in materials to match the existing house and the single storey element would have a flat roof to match the garage whilst the two storey element would have a double pitched roof to match, as closely as possible, the pitch of the existing house.

2.3 The extent of the original house is shown on drawing 02 and, for ease of reference, in Fig. 1 below. The proposed extension is assessed against the criteria of Class A overleaf.

Fig.1 *Extent of original house*



original ground floor area (1/250)



original first floor area (1/250)

3.0

Assessment

3.1

The proposed extension to the property falls to be considered under Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is assessed against the criteria and conditions of that Class in the table overleaf.

Criteria of Class A – rear extension

Criteria of Class A Development is not permitted by Class A if –	Assessment
(a) Permission to use the 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 dwelling on the site was not granted under any of those Parts.
(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse enlarged, improved or altered would exceed 50% of the total area of the curtilage.	The curtilage is extensive shown on plan 01 and the proposed extension will not, cumulatively with other buildings on the site, exceed 50% of the curtilage area.
(c) The height of the part of the dwellinghouse enlarged would exceed the height of the highest part of the roof of the existing dwellinghouse.	The height of the proposed extension would not exceed the highest part of the existing dwellinghouse.
(d) The height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse.	The height of the eaves of the extension would not exceed the highest part of the eaves of the existing dwellinghouse. This is shown on drawing 09.
(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;	N/A The proposed extension is to the rear.

<p>(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and</p> <p>(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</p> <p>(ii) exceed 4 metres in height;</p>	<p>The single storey element of the proposal would not extend by more than 3m or exceed 4m in height.</p>
<p>(g) for a dwellinghouse not on article 2(3) land, the enlarged part of the dwellinghouse would have a single storey and</p> <p>(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</p> <p>(iii) exceed 4 metres in height;</p>	<p>N/A – this is not a larger householder extension.</p>
<p>(h) the enlarged part of the dwellinghouse would have more than a single storey and</p> <p>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(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>	<p>The extension has more than one storey but does not extend beyond the rear of the original house by more than 3m. Neither is it within 7m of the curtilage of the property opposite the rear wall.</p>
<p>(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>	<p>The proposed extension is not within 2 metres of the boundary of the curtilage. It is 2.098m from the southern boundary of the curtilage and 3.176m from the north boundary.</p> <p>This is shown on drawing 07.</p>

<p>(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:</p> <ul style="list-style-type: none"> (i) exceed 4 metres in height, (ii) have more than a single storey, or (iv) have a width greater than half the width of the original dwellinghouse; 	<p>N/A This is not a side extension.</p>
<p>(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);</p>	<p>The total enlargement of the house (single storey and two storey elements taken together) would not exceed the limits as set out in sub-paragraphs (e) to (f).</p>
<p>(k) It would consist of or include—</p> <ul style="list-style-type: none"> (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. 	<p>The proposal does not include the provision of any verandas, balconies, raised platforms, antenna, chimneys or flues.</p> <p>No alterations are proposed to any part of the roof.</p>
<p>(l) The dwellinghouse is built under part 20 of the Schedule</p>	<p>N/A</p>

3.2

As regards **Class A.2**, the proposal does not lie on article 2(3) land and, therefore, these criteria are not applicable.

3.3

In respect of the conditions imposed by **Class A.3**: -

- a) The materials used in any exterior work would be of similar appearance to the existing dwellinghouse; and
- b) There are no proposed upper-floor flank windows to which the Class refers.

c) The roof pitch of the proposed two storey element of the proposal is, so far as is practicable, the same as the roof pitch of the original dwellinghouse.

The proposal would not therefore be in breach of any conditions imposed on Class A.

3.4 **Class A.4** is not applicable in this case as it relates to larger household extensions under Class A.1(g) only.

4.0 Summary and Conclusion

4.1 The proposed extension relates to a part two storey, part single storey rear extension to the existing residential property and it meets the criteria set out in Class A to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4.2 In accordance with s.191 of the Act the applicant is, therefore, entitled to the grant of a lawful development certificate.