

Application to determine if prior approval is required for a proposed: Larger Home Extension
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="40 Seven Waters"/>
Address Line 1	<input type="text" value="Bath Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Gloucestershire"/>
Town/city	<input type="text" value="Leonard Stanley"/>
Postcode	<input type="text" value="GL10 3NZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="379959"/>	<input type="text" value="203481"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- Detached
 Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- Yes
 No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- Yes
 No

Description of Proposed Works

Please describe the proposed single-storey rear extension

We hope to construct a single storey extension to the rear of a semi-detached property, 40 Seven Waters under Permitted Development Class A. The intention is to extend into the area of a side return at the rear of the property to create a single storey ground floor extension across the width of the rear of the property, extending beyond the rear wall of the original dwellinghouse by approximately 5.6m and will be under 3m high. The resulting extension will incorporate an existing single storey kitchen/bathroom extension which currently shares a party wall with 38 Seven Waters.

The property is not a house created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, and we understand is not on article 2(3) land nor on a site of special scientific interest.

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) will be approximately 30% of the total area of the curtilage (see Plan 2).

The height of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwellinghouse. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse.

The extension will not extend beyond a wall which forms part of the principal elevation of the original dwellinghouse, and does not extend beyond either of the side elevations of the original dwellinghouse.

The proposed extension does not involve (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.

The extension will not consist of or include (a) the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles. The materials used in the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

As a note, the height of the eaves on the extension is not known at this stage, however the proposed extension will not exceed a height of 3m and therefore the height of the eaves will also not exceed 3m. As such, in response to the question below regarding the height of the eaves, the current response is 3m though it will likely be less.

Please note that the attached plans and documents include hand drawn plans. The plans and measurements provided are best estimations.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

5.60	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.00	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.00	metres
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Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name:

Number:

38

Suffix:

Address line 1:

Seven Waters

Address Line 2:

Leonard Stanley

Town/City:

Stonehouse

Postcode:

GL10 3NZ

House name:

Number:

42

Suffix:

Address line 1:

Seven Waters

Address Line 2:

Leonard Stanley

Town/City:

Stonehouse

Postcode:

GL10 3NZ

House name:

Number:

44

Suffix:

Address line 1:

Seven Waters

Address Line 2:

Leonard Stanley

Town/City:

Stonehouse

Postcode:

GL10 3PA

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Abigail Wain

Date

27/01/2024