

PERMITTED DEVELOPMENT STATEMENT FOR

**BPB-21-004** 16 Beechwood Avenue, Hanham, BS15 3QW

February 2024



## CLASS A – ENLARGEMENT, IMPROVEMENT OR ALTERATION

### A.1 Development is not 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 3 of this Schedule (change of use)	Not applicable. Existing dwelling.
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. Site area = 301sqm Existing House GEA = 51.9sqm Existing Outbuilding GEA = 20.9sqm → 228.2sqm remaining curtilage = 114.1sqm developable Proposed extension = 17.6sqm → PASS
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. Single storey rear extension.
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. Single storey rear extension.
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	Not applicable. Single storey rear extension.
f) 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 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	Not applicable: i. Rear extension from rear wall 3000mm ii. Eaves height 3000mm
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 – 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	Not applicable:
<b>Side wall extensions extending beyond rear walls</b>	
h) the enlarged part of the dwellinghouse would have more than a single storey and	Not applicable. Rear only extension.

<ul style="list-style-type: none"> <li>i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</li> <li>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</li> </ul>	
<ul style="list-style-type: none"> <li>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</li> </ul>	<p>Not applicable. Rear only extension. Eaves height: 3000mm as the proposed extension is within 2m of the Boundary</p>
<ul style="list-style-type: none"> <li>j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – <ul style="list-style-type: none"> <li>i. exceed 4 metres in height,</li> <li>ii. have more than a single storey, or</li> <li>iii. have a width greater than half the width of the original dwellinghouse</li> </ul> </li> </ul>	<p>Not applicable. Rear only extension. Eaves height 3000mm</p>
<ul style="list-style-type: none"> <li>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);</li> </ul>	<p>Not applicable.</p>
<ul style="list-style-type: none"> <li>k) it would consist of or include – <ul style="list-style-type: none"> <li>i. the construction or provision of a verandah, balcony or raised platform,</li> <li>ii. the installation, alteration or replacement of a microwave antenna,</li> <li>iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</li> <li>iv. an alteration to any part of the roof of the dwellinghouse.</li> </ul> </li> </ul>	<p>Not applicable:</p> <ul style="list-style-type: none"> <li>i. None proposed</li> <li>ii. None proposed</li> <li>iii. Refer to Class G</li> <li>iv. Refer to Class B &amp; C</li> </ul>
<p><b>A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -</b></p>	
<ul style="list-style-type: none"> <li>a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;</li> </ul>	<p>Not applicable.</p>
<ul style="list-style-type: none"> <li>b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;</li> </ul>	<p>Not applicable.</p>
<ul style="list-style-type: none"> <li>c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or</li> </ul>	<p>Not applicable.</p>
<ul style="list-style-type: none"> <li>ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or</li> </ul>	<p>Not applicable.</p>

---

would exceed the limits set out in sub-paragraphs (b) and (c)

---

**A.3 Development is permitted by Class A subject to the following conditions-**

---

- |  |   |
|--|---|
| a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse  | Permitted.<br>Existing rear elevation = stonework and pebbledash<br>Proposed rear elevation/extension = render (very similar in appearance to pebbledash) |
| b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be -<br>i. obscure-glazed, and<br>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 | Not applicable.<br>Single storey rear extension.  |
| c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse           | Not applicable.<br>Single storey rear extension.  |
-