

Our Ref: 23439/MS/ta  
Your Ref: PP-12818779  
Email: [mshearman@firstplan.co.uk](mailto:mshearman@firstplan.co.uk)  
Date: 19 February 2024

West Oxfordshire District Council  
Planning Department  
3 Welch Way  
Witney  
OX28 6JH

Dear Sir/Madam,

PRIOR APPROVAL FOR CONSTRUCTION OF ADDITIONAL STOREY ON TOP OF EXISTING DWELLING PERMITTED UNDER PART 1, CLASS AA, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2020  
SINGE FARM, AKEMAN STREET RAMSDEN, CHIPPING NORTON OX7 3AY

We have been instructed by our client, Peter Williams, to submit the enclosed prior approval application (online via THEPlanning Portal ref: PP-12818779) for the construction of an additional storey on top of the existing bungalow dwelling at Singe Farm, Ramsden, Chipping Norton OX7 3AY.

This prior approval application is submitted in the context of Section 192 (1) of the Town and Country Planning Act (as amended) and Part 1, Class AA within Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2020. This allows upwards extensions to certain residential dwellings, but requires the developer to apply to the local planning authority for determination as to whether the prior approval of the authority will be required in relation to.

The submission comprises this letter and the following documentation:

Completed Certificate of Lawfulness Application Forms;  
Site Location Plan;  
Existing Layout Plan (drawing no. 23703\_23\_02);  
Existing Elevations and Sections (drawing no. 27303\_23\_03 Rev A); and  
Proposed Layout Plan, Site Plan and Elevations (drawing no. 03\_102 Rev P3).

In addition, the requisite planning and administration fee of £184 has been paid online via Planning Portal. The remainder of this letter sets out our supporting statement with regard to the proposed scheme.

### Site Description

The application site comprises an existing bungalow on the northern of Akerman Street, towards the southwest settlement edge of Ramsden in West Oxfordshire. The existing lawful use of the application site is Use Class C3 (Residential).

The property enjoys a large plot and benefits from a generous rear and side garden with views over the agricultural fields that surround the plot. The nearest residential property is located approximately 80m to the east on Akeman Street, with the next residential dwellings approximately 600m beyond this on the outskirts of Ramsden settlement.

The bungalow features a traditional design, constructed from brick and with a traditional hip to gable tiled roof. It presently features 3 bedrooms, an open plan dining room, kitchen and living room, with a small garage adjoining the western end of the building.

The application site is not a listed building or within an Article 4 Area where permitted development rights have been removed. It is also not within a Conservation Area or on Green Belt land, therefore permitted development rights are active for the site.

## Details of Application

This application seeks prior approval for the erection of an additional storey on top of the existing bungalow property at Singe Farm, which is allowed under permitted development rights (Class A.A).

The proposals will enable the applicant to enlarge the existing dwelling and provide a spacious family dwelling with additional bedrooms and living areas at first floor level.

The proposed layout can be seen in the accompanying plans, but includes 5 bedrooms, 2 bathrooms and a study/office space at first floor level, with the ground floor opened up to form contemporary and spacious living quarters. The massing of the extension will follow the form of the existing property, with a simple hip to gable roof form on top of the new storey, that matches what was there before. The proposed development is shown on the massing diagram below:

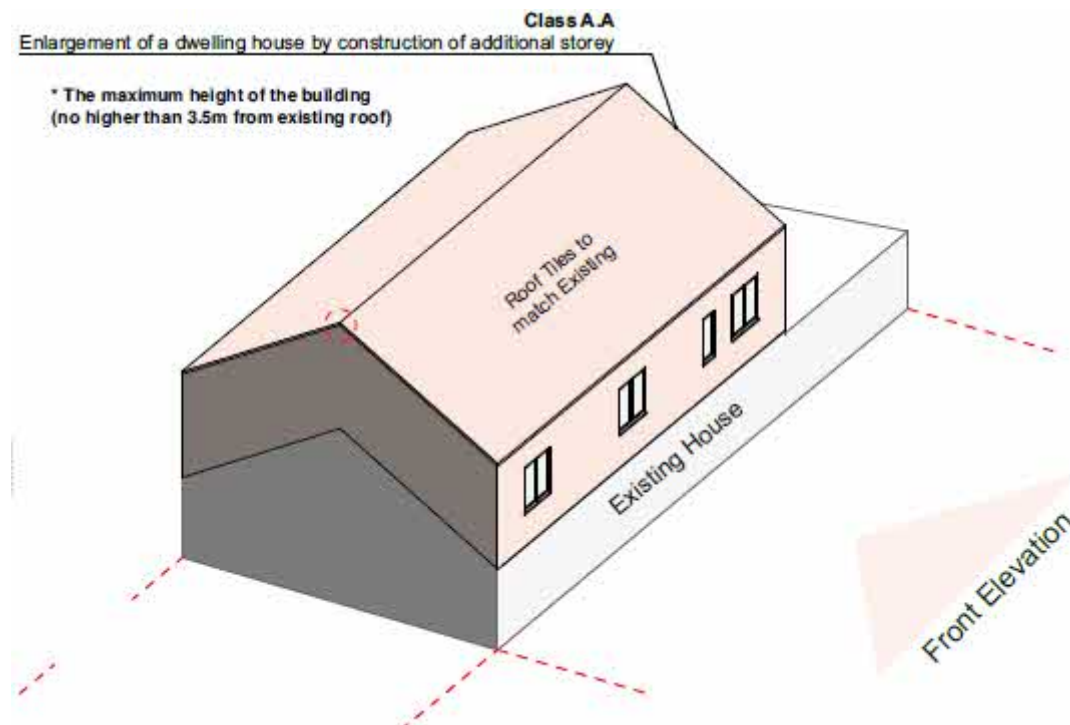


Image 1: Proposed Alterations to building forming permitted development

## Assessment Under Class AA, Part 1, Schedule 2

The Town and Country Planning (Permitted Development Order) was amended in 2020 to introduce a new PD right allowing the enlargement of a dwellinghouse by additional storeys.

Class AA 'enlargement of a dwellinghouse by construction of additional storeys' confirms the following development is considered to be permitted:

AA. The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

The regulations set out various criteria under which a building would not qualify for the PD rights. None of these criteria apply to the site in question, with the upwards extension complying with all relevant limitations and conditions under Class AA, as explained in the responses below:

AA.1. Development is not permitted by Class AA if—

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use)

Response - The lawful use of the property is Use Class C3 (residential) and this is not a result of any previous change of use.

- b) the dwellinghouse is located on—
  - (i) article 2(3) land; or
  - (ii) a site of special scientific interest;

Response – N/A – The site is not located within a conservation area nor does it form a site of special scientific interest.

- c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

Response – The house was constructed between the 50's and 70's and therefore is applicable to these rights.

- d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

Response – The site has not been enlarged at all in the past, and comprises its original form with just one storey.

- e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

Response – The highest part of the building when extended will be lower than 10m, therefore comfortably below the 18m threshold.

- f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—
  - (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or
  - (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

Response – The proposed roof extension extends 3.5m from the existing property and no higher, therefore is appropriately sized for a single storey dwelling extension.

- g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—
  - (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall);
  - (ii) or in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

Response – The existing dwelling is detached from any neighbouring properties and the roof will extend just 3.5m therefore is appropriately sized.

- h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—
  - (i) 3 metres; or
  - (ii) floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

Response – The floor to ceiling heights will not exceed 3m as shown on the submitted plans.

- i) any additional storey is constructed other than on the principal part of the dwellinghouse;

Response – The existing dwelling features a simple hip to gable roof extension, and it is simply proposed to extend one storey on top of this, therefore the extension is on the principal part of the dwellinghouse.

- j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

Response – There will be no visible support structures attached to the building upon completion of the development. The extension and new roof will neatly sit on top of the building, as shown on the accompanying plans.

- k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

Response – No engineering works are required outside of the curtilage of the building.

The proposed upward extension clearly complies within the limitations and conditions set out under Part 1, Class AA of Schedule 2 and should therefore be considered permitted development.

AA.2 Development is permitted by Class AA subject to the following conditions-

- a. the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b. the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
- c. the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and
- d. following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

The proposed extension will match the materials and form of the existing property, mirroring the design of the existing bungalow but with an additional storey. There will be no windows on the side elevations of the building, the roof pitch follows the exact form of the existing pitch, and the dwellinghouse will be used for C3 purposes, therefore the development meets all of the requirements of the conditions and should be allowed.

### Compliance with Permitted Development Rights

The relevant legislation sets out that where any development under Class AA is proposed, it is subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to the following matters:

- impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation and any side elevation fronting a highway
- air traffic and defence asset impacts of the development;
- whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

The application site is located in a very secluded location, set on a large plot that is surrounded by agricultural land. The nearest residential property is located approximately 80m to the east on Akeman Street, with the next residential dwellings approximately 600m beyond this on the outskirts of Ramsden settlement. The property is also set back a considerable distance from Akeman Road, and is concealed by heavy planting/shrubs along the site boundary, so there are very limited views of the site and there are no neighbours who would be compromised by the development in terms of overlooking, privacy or loss of light.

Notwithstanding this, the extension has been designed to comply with the PD conditions and restrictions, and follows the form of the existing roof. The materials have been selected to match / or be of similar appearance to match the existing house and include brick walls, timber doors and windows and slate grey

sheet roofing. The architectural features match the existing building and should be deemed acceptable in this location.

The proposal will not have any impact on air traffic control given it is a very modest single storey extension to a bungalow, nor will it impact any protected views. The proposal should therefore be considered acceptable on this basis.

It is relevant that a similar proposal was submitted to the Council in December 2023 and registered under ref: 23/03416/PN56. The decision notice dated 14 February 2023 lists one reason for the refusal of development as follows: *The proposal fails to meet the requirements of Part 1, Class AA of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Windows have been proposed on the side elevation and does not accord with AA.2(2)(b). In addition there has been insufficient information to ascertain the internal proposed height and therefore the proposal is not considered to be permitted development.*

This reason for refusal has been addressed in the submission of this application. The drawings have been amended to remove the windows on the side elevation that were added in error and the floor to ceiling height has now been provided which demonstrates compliance. The Officer Report for application ref: 23/03416/PN56 confirms compliance in all other respects.

## **Conclusions**

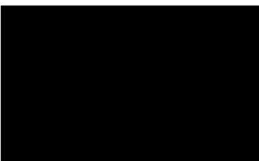
As set out above, the proposed upwards extension to the bungalow is considered to comply with all of the requisite limitations and conditions as set out under Part 1, Class AA of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2020 and therefore comprises permitted development.

The proposed works will improve the quality of living space at the property whilst respecting and being subservient to the host building.

On this basis, the submitted application should be considered acceptable by the Council and it is respectfully requested that prior approval is granted.

We trust that the above information is sufficient to enable the application to be validated, but should you require any additional information please do not hesitate to contact me.

Yours faithfully,



MARK SHEARMAN  
Director