

Application for prior approval of a proposed:

Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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Local Planning Authority details:



Wyre Forest District Council



Economic Prosperity & Place Directorate Wyre Forest House, Finepoint Way, Kidderminster. Worcs DY11 7WF
telephone: 01562 732928 email: devcontrol@wyreforestdc.gov.uk website: www.wyreforestdc.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	<input type="text" value="MR+MRS"/>	First name:	<input type="text" value="PAUL"/>
Last name:	<input type="text" value="MORRIS"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	Number:	<input type="text"/>
Building name:	<input type="text" value="'BROADFIELD'"/>		
Address 1:	<input type="text" value="BELBROUGHTON ROAD"/>		
Address 2:	<input type="text" value="CMENT"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="STOURBRIDGE"/>		
County:	<input type="text" value="WORCESTERSHIRE"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="DY9 0EW"/>		

2. Agent Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="ALUN"/>
Last name:	<input type="text" value="NICHOLAS"/>		
Company (optional):	<input type="text" value="AMCANU'N UCHEL LIMITED"/>		
Unit:	<input type="text"/>	Number:	<input type="text" value="47"/>
Building name:	<input type="text"/>		
Address 1:	<input type="text" value="CLARK STREET"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="STOURBRIDGE"/>		
County:	<input type="text" value="WEST MIDLANDS"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="DY8 3UF"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text"/>	Suffix:	<input type="text"/>
Building name:	<input type="text" value="' BROAD FIELD '"/>				
Address 1:	<input type="text" value="BELBROUNTON ROAD"/>				
Address 2:	<input type="text" value="CUENT"/>				
Address 3:	<input type="text" value="STAIRBRIDGE"/>				
Address 4:	<input type="text" value="WORCESTERSHIRE"/>				
Postcode:	<input type="text" value="DY9 0EW"/>				

4a. Eligibility - The current building and site

Was the current building constructed between 1 July 1948 and 28 October 2018?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

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

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development (continued)

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or

- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or

- roof be:

- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or

- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or

- if in a terrace, the highest part of the roof of any building in the row it is situated

Yes No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4c. Eligibility - Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or

- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

THE PROPOSED ADDITIONAL STOREY WILL BE OVER THE 'PRINCIPAL DWELLING' ONLY AND TO LIMIT THE IMPACT ON THE OPENNESS OF THE AREA IT WILL CONSIST OF ROOMS WITHIN AN ENLARGED ROOFSPACE. THE EXISTING ROOF TO THE FRONT ELEVATION IS HIPPED AND WHILST THE PITCH OF THE NEW ROOF WILL BE THE SAME AS THE EXISTING IT WILL HAVE GABLES AT EITHER END TO MAXIMISE USEABLE SPACE WITHIN WHILST LIMITING THE AMOUNT OF VERTICAL INCREASE REQUIRED. THIS APPROACH ALLOWS THE NEW WINDOWS TO THE FRONT ELEVATION TO BE WITHIN FLAT ROOFED 'DORMER' CONSTRUCTIONS SIMILAR TO THOSE ON THE ADJACENT PROPERTY TO THE WEST, 'SUNDOWN'. THE EXISTING PROPERTY HAS FULLY RENDERED WALLS AND SMALL FORMAT CLAY TILES TO THE EXISTING ROOFSCAPE, BOTH OF WHICH CAN EASILY AND SEAMLESSLY INCORPORATED ON THE PROPOSED NEW ELEMENTS OF CONSTRUCTION. THE EXISTING PITCHED ROOF ABOVE THE PORCH IS PROPOSED TO BE REPLACED WITH A FLAT ROOF TO ACCORD WITH THE DETAIL OF THE HIGHER LEVEL DORMER ROOFS AS THE HEIGHT OF THE ELEVATION IS NOT PROPOSED TO BE INCREASED SUFFICIENTLY FOR THE PORCH ROOF TO REMAIN ELEGANTLY AS IT WOULD INTERRUPT THE NEW GABLES / GUTTER LINE.

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof)

~ 5.05 metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof)

~ 6.00 metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

THERE IS NO PERCEIVED NEGATIVE IMPACT ON EITHER OF THE ADJOINING NEIGHBOURS. THE PROPOSAL IS DIVORCED FROM THE WESTERN BOUNDARY WITH 'SUN DOWN' AND 'SUN DOWN' IS ALSO REMOTE FROM THAT BOUNDARY BY VIRTUE OF THE ACCESS ROUTE BETWEEN SERVING THE LAND TO THE REAR. WHILST 'LITTLE ORCHARD' TO THE EAST IS BUILT UP TO THE BOUNDARY IT IS THE GARAGE AND CARPORT SERVING THIS PROPERTY WHICH ABUTS THE BOUNDARY, SO THE NEW CABLE PROPOSED TO 'BROADFIELD' CLOSE TO THIS BOUNDARY WILL NOT AFFECT THE RESIDENTIAL AMENITY OF 'LITTLE ORCHARD'. WHILST THE PROPOSALS DO INCLUDE A FIRST FLOOR BALCONY TO 'BROADFIELD' THIS IS LOCATED TOWARDS THE MIDDLE OF THE WIDE PLOT AND THE EXISTING ROOFSHAPES, WHICH ARE TO BE RETAINED, PROTECT TO SOME EXTENT VIEW FROM AND TO THE BALCONY FROM ADJOINING PROPERTY.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

THERE IS NO PERCEIVED IMPACT TO AIR TRAFFIC WHATSOEVER

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

THERE ARE NO PROTECTED VIEWS WITHIN THE VICINITY OF THE PROPOSALS

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| All sections of this application completed in full, dated and signed. | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development. | <input checked="" type="checkbox"/> |
| The correct fee | <input type="checkbox"/> | All plans should be drawn to an identified scale and show the direction of North. | |
| A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows | <input checked="" type="checkbox"/> | Plans can be bought from one of the Planning Portal's accredited suppliers:
https://www.planningportal.co.uk/buyaplanningmap | |

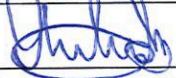
7. Declaration

I/we hereby apply for prior approval as described in this form 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.

Signed - Applicant:

Signed - Agent:

Date (DD/MM/YYYY):

 ALUN R NICHOLAS ARE

28/02/2024

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: