

# Supporting Statement

For

Class AA Application

5 Llanvair Drive, Ascot, SL5 9HS

## Introduction

This statement has been prepared on behalf of our client in support of a prior approval application for the construction of one additional storey to the dwelling known as 5 Llanvair Drive.

## Class AA

The proposed additional storey has been designed to ensure that it complies with the requirements of Class AA as detailed below;

### **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); **N/A**
- (b) the dwellinghouse is located on—
  - (i) article 2(3) land; or **N/A**
  - (ii) a site of special scientific interest; **N/A**
- (c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018; **Llanvair Drive was developed in the 1950's.**
- (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; **The dwelling has never been enlarged by the addition of one or more storeys above the original dwelling.**
- (e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres; **Once completed the maximum height would be 9.9m.**
- (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 **N/A**
  - (ii) 7 metres, where the existing dwellinghouse consists of more than one storey; **Increase of 2.67m**
- (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— **N/A The dwelling is detached.**

(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); or **N/A The dwelling is detached.**

(ii)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; **N/A The dwelling is detached.**

(h)the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i)3 metres; or

(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse; **The floor to ceiling height of the additional storey would be 2.43m to match the existing.**

(i)any additional storey is constructed other than on the principal part of the dwellinghouse; **The house has been extended previously with a double storey extension at the back, and a first-floor extension above the garage following the grant of planning permission in 2004 (04/01662/FULL). The additional storey is constructed 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 **If required any additional supports will be internal and not visible externally.**

(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. **No.**

## Conditions

**AA.2.**—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(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; **Materials will match the existing**

(b)the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house; **No side facing windows are proposed. New windows will be limited to the front and rear elevations only.**

(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 **The new roof will be a hipped roof with a pitch to match the existing.**

(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 property will continue to be a residential dwellinghouse (Use class C3).**

### Conclusion

It is believed that throughout this statement it is evidenced that the proposed additional storey to the original dwelling complies with the criteria of Class AA and should therefore be granted permission.