



bell cornwell

CHARTERED TOWN PLANNERS

01256 766673 | info@bell-cornwell.co.uk | bell-cornwell.co.uk

South Downs National Park
Planning Department
South Downs Centre
North Street
Midhurst
Wessex
GU29 9DH

Our ref: 3601

23 February 2024

Dear Sir or Madam

Application for a Lawful Development Certificate for a proposed use – rear single storey extension at Beech Cottage, Ridge Common Lane, Steep

On behalf of Mr and Mrs Elsdon, we are submitting a lawful development certificate for a proposed development comprising of a single storey rear extension at Beech Cottage, Ridge Common Lane, Steep.

In support of the application, we provide the following information alongside this statement:

- Application Form
- Location Plan – P2329 01
- Site Block Plan – P2401 02
- Existing Drawings – P2401 03
- Proposed Plans – P2401 04
- Proposed Elevations – P2401 05
- Topographical Survey – 9272/01

The fee of £129.00 for the application accompanies the submission.

Site Information

Beech Cottage is a single detached family dwelling set in large grounds owned by Mr and Mrs Elsdon. The dwelling is within the South Downs National Park. It is not within a Conservation Area and the dwelling is not a listed building. The principal elevation of the dwelling faces east towards the dwellings car parking area and access on to Ridge Common Lane. This is detailed on plan 2401 02.



We have checked the planning history and from the information available to us, there is no evidence of the property's permitted development rights being removed.

Proposal

The proposal is for a single storey rear extension. The extension would protrude from the rear elevation of the existing dwelling. It would extend 4m to the rear and expand across the entire rear width of the dwelling.



Figure 1 – Extract of proposed plans – Block Plan, Floor Plan and Side Elevation

Assessment of the Proposal

The lawfulness of the proposed extension is provided by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) which in Schedule 2, Part 1, Class A sets out the criteria for enlargement, improvement, or other alteration to a dwellinghouse.

Below we consider the tests set out in Class A.

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); not applicable

(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); 50% threshold not exceeded.



(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; proposal is single storey and so doesn't exceed the height of the highest part of the roof.

(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; The height of eaves of the house are not exceeded.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or No, as it is on the rear elevation

(ii) fronts a highway and forms a side elevation of the original dwellinghouse; No, doesn't front a highway or a side elevation

(f) subject to paragraph (g), 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 As within the SDNP, the extension is 4m deep to the rear of the original dwellinghouse. This is applicable as the house is detached.

(ii) exceed 4 metres in height; The height is 3.0m and so less than 4m in height.

(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—

Not applicable as on article 2(3) land.

(h) the enlarged part of the dwellinghouse would have more than a single storey and— Not applicable as only a single storey is being applied for.

(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; Boundary line more than 2m from the proposed extension.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— Not applicable – only a rear extension proposed.

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, Not included within the design.

(ii) the installation, alteration or replacement of a microwave antenna, Not included within the design.

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, Not included within the design.

or

(iv) an alteration to any part of the roof of the dwellinghouse; or Not included within the design.



(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) Not applicable as the house was not built under Part 20 of this Schedule.

In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(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; The proposed materials are to be brick to match the existing dwellinghouse.

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or Only a rear extension nothing proposed to the side.

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; Single storey only to the rear and so meets this requirement.

(d) 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 (b) and (c) No connection proposed to other existing enlargement of the dwellinghouse.

Conditions

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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; Brick to match the existing is proposed.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— Not of relevance as single storey only.

(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 of relevance as single storey.

Class A.4 relates to larger home extensions and the Prior Approval process. This is not relevant to the proposed development.

Conclusion

On the above basis, the proposed single storey rear extension is in accordance with the criteria set out in Part 1, Schedule 2, Class A of the General Permitted Development Order 2015 as amended (May 2021) and the development does not require planning permission.



Accordingly, we seek confirmation of this through the issue of a Certificate of Lawful Development (proposed) under Section 192 of the Town and Country Planning Act.

If you require any further information, please do not hesitate to contact the writer.

Yours faithfully

BELL CORNWELL LLP



KRISTINA WALL
BSc(Hons) MSc MRTPI
Principal Planner

