

Planning Statement

For proposed rear extension

**Including evidence to verify application for
certificate of lawful development**

Ref: PPS/2404

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ON BEHALF OF Mr & Mrs Tiley

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Planning statement

Introduction

This application relates to 74b Little Walden Road, Saffron Walden. 74b is a detached house located on the eastern side of Little Walden Road, on the B1052 leading north towards Little Walden and Linton. The property does not form part of Saffron Walden historic core. The property is a modern two story detached dwelling with a gable end facing the front and rear in red brick, with a single storey porch extending to the north, adjacent to the footpath to the side and rear of the property. Below is a view from Google Earth showing 74b's location and principal elevation facing west.



Google Earth image.

Proposal

This application is for a single storey rear extension to 74b Little Walden Road, Saffron Walden. The application is for a Certificate of Lawfulness for a proposed development. The single storey extension provides a garden room at the rear (see drawing 2404.01A).

Evidence to verify application for certificate of lawful development.

Rear extension to 74b creating a sunroom off kitchen.

Necessary to comply with Class A – enlargement, improvement or alteration: Detached dwellinghouse.

- A) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)? **No**
- B) Would the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? **No**
- C) Would 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? **No** *(Please see supporting drawing as evidence).*
- D) Would the height of the eaves of the part of the dwellinghouse enlarges, improved or altered would exceed the height of the eaves of the existing dwellinghouse? **No** *(Please see supporting drawing as evidence).*
- E) Would the enlarged part of the dwellinghouse extend beyond a wall which-
 - i) Form the principle elevation of the original dwellinghouse - **No**
 - ii) Fronts a highway and form a side elevation of the original dwellinghouse – **No**
- F) Would the enlarged part of the dwellinghouse have a single storey? **Yes**
 - i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse. **No**
 - ii) Exceed 4 metres in height. **No**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if: **74b Little Walden Road, Saffron Walden, is not situated on Article 2(3) land. A.2 is not applicable.**

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. **Brick walls are to match existing with a dark grey Sarnafil flat roof. As stated under A.3 (a) “ flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply”.**
- B) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, and (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**
- 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**

Appendix

Proposed development drawing 2404.01 Proposed plans and elevations.

