

Supporting Statement

The Garden, Harthall Lane,
Bedmond, HP3 8SE

Prepared For
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3861
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1 INTRODUCTION

- 1.1 This Statement has been prepared in support of a Lawful Development Certificate (proposed) for the construction of single storey side and rear extensions at The Garden, Harthall Lane, Bedmond, HP3 8SE.



2 SITE AND SURROUNDINGS

2.1 The site is located on the southern side of Harthall Lane, Bedmond.



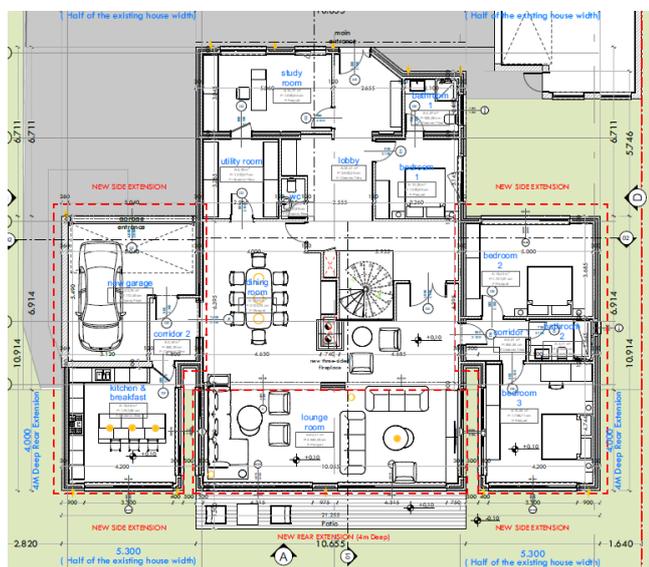
Site location plan

- 2.2 The site comprises a two storey detached dwelling which has previously been extended with a single storey front extension and a first floor extension, it was formerly a bungalow. The dwelling has a pitched roof and is constructed of brick. There is a detached double garage to the front of the building.
- 2.3 The site is bounded by residential properties to east and west and sits within a row of residential properties on the southern side of Harthall Lane.
- 2.4 The site is not in a Conservation Area or Outstanding Area of Natural Beauty. The dwelling is not statutory listed.



3 THE PROPOSAL

3.1 A Lawful Development Certificate (proposed) is sought for the construction of two single storey side extensions and a single storey rear extension.



Proposed ground floor plan

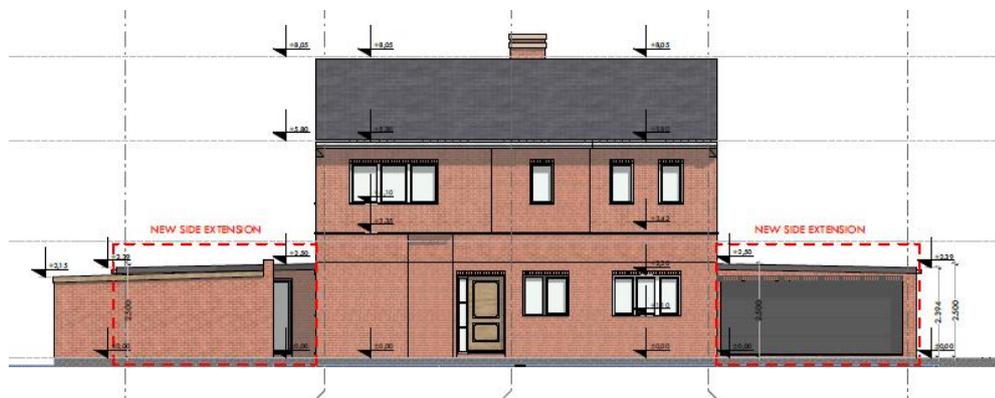
3.2 The single storey side extensions will measure 5.3 metres in width, 10.9 metres in depth, and 2.5 metres in height. They will be set back from the existing single storey front extension and will project 4 metres to the rear of the original building. They will have flats roofs and will be constructed of brick to match the existing building. The existing single storey annexe and utility room to the side of the building will be demolished.



Proposed rear elevation (south facing)



3.3 The single storey rear extension will measure 10.6 metres in width, 4 metres in depth, and 2.5 metres height.



Proposed front elevation (north facing)



4 RELEVANT PLANNING HISTORY

Application W/2918/67

- 4.1 On 6 December 1967, planning permission was granted for a detached double garage and conversion of the existing garage into an annexe.

Application 8/442/78

- 4.2 On 4 August 1978, planning permission was granted for a single storey front extension.

Application 8/674/84

- 4.3 On 8 November 1984, planning permission was granted for a first floor extension to the building.



5 PLANNING LEGISLATION & ASSESSMENT

5.1 Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), allows for the enlargement, improvement or other alteration of a dwellinghouse.

5.2 Below is our assessment of the proposal in relation to the relevant permitted development criteria. This confirms the proposed extensions are permitted development and therefore do not require planning permission.

5.3 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);

5.4 The existing dwelling was not granted permission under any of the provisions above. **The proposal therefore complies with this criterion.**

(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);

5.5 The proposed extensions would not cover more than 50% of the total area of the curtilage. **The proposal therefore complies with this criterion.**

(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;

5.6 The side and rear extensions would not exceed the height of the existing dwellinghouse. **The proposal therefore complies with this criterion.**

(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;

5.7 The side and rear extensions would not have an eaves height greater than the eaves on the existing dwellinghouse. **The proposal therefore complies with this criterion.**



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

- (i) forms the principal elevation of the original dwellinghouse; or***
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;***

5.8 The 'Permitted development rights for householder: Technical Guidance' defines the 'principal elevation' of a dwellinghouse as:

"Principal elevation" – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

5.9 The principal elevation in this case is the front elevation of the property, facing Harthall Lane.

5.10 The proposed side extensions will not project forward of the original front elevation of the property. As noted above, a single storey front extension has previously been added to the property. The proposed side extensions are set back from this. **The proposal therefore complies with this criterion.**

(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***
- (ii) exceed 4 metres in height;***

5.11 The single storey side and rear extensions extend back 4 metres from the rear elevation of the original property. The extensions measure less than 4 metres in height.

5.12 **The proposal therefore complies with this criterion.**



(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—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

5.13 The site is not located on article 2(3) land nor on a site of special scientific interest. Notwithstanding this, a larger home extension is not being applied for in this case. **Therefore, this criterion is not applicable.**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

5.14 The proposed extensions are single storey. **Consequently, this criterion is not applicable.**

(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;

5.15 The proposed side extensions measure 2.5 metres in height. **The proposal therefore complies with this criterion.**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

5.16 The proposed side extensions are single storey and will not exceed 4 metres in height. They will measure half the width of the original dwelling.



5.17 This criterion is not applicable to the single storey rear extension.

5.18 **The proposal therefore complies with this criterion.**

(ja) 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 (e) to (j);

5.19 The proposed extensions would not be joined to any existing enlargements at the property. **The proposal therefore complies with this criterion.**

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse;

5.20 The proposed extensions would not include any of the above. **The proposal therefore complies with this criterion.**

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

5.21 The dwelling was not built under Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). **The proposal therefore complies with this criterion.**

A.2 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;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.



(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).

5.22 The site is not located on article 2(3) land. **Therefore, criterion A2 is not applicable.**

5.23 In order to constitute permitted development a proposal must also comply with the following 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;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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; and

(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.

5.24 The proposed materials will match those on the original property (brick and tiles) and no side facing first floor windows are proposed. **The proposal therefore complies with the conditions above.**



6 CONCLUSION

- 6.1 A Lawful Development Certificate (proposed) is sought for single storey side and rear extensions.
- 6.2 As demonstrated above, the proposed works constitute permitted development by virtue of the provisions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Planning permission is therefore not required.