

Supporting statement

66 Award Road, Church Crookham, Fleet, Hampshire, GU52 6HQ

April 2024

The proposed is to partially convert the existing vacant roofspace, combined with the a single storey rear extension and partial attached garage conversion to form additional habitable accommodation to the current linked-detached residential bungalow at the above address.

The property has not previously been extended or renovated and therefore all permitted development rights for the dwelling remain. 'Permitted development' allows development to be built without the need for planning permission.

To justify the submission, a review of the criteria established within the requirements of Class A, B, C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is fully assessed.

Section 191 of the Town and Country Planning Act 1990 states that in assessing this balance of probability, "if the LPA are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application."

The proposed development is within the established residential curtilage and would not encroach onto a neighbouring building or land.

The property is not a listed building nor is it in a Conservation Area (Article 2(3) land) or covered by Article 4 Directions. There are no conditions removing permitted development rights under Part 1 of Schedule 2 of the Town and Country (General Permitted Development) Order (England) 2015.

Class A - the enlargement, improvement or other alteration of a dwellinghouse

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)

66 Award Road, Church Crookham has always been a domestic dwelling and therefore was not created under the permitted development rights to change of use.

(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)

The rear extension does not exceed 50% of the total land conveyed to 66 Award Road, Church Crookham. In addition to the original house, the rear extension accommodates a further 3% of the overall plot size (657m²).

(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

No part of the extended property once enlarged will exceed the height of the highest part of the roof of the existing bungalow.

- (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

No part of the main flat roof finish to the rear extension projects above the eaves level of the existing bungalow at the point where the roof slopes meets the outside wall.

- (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

The extension is to the rear of the original bungalow.

- (f) 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

The single storey, rear addition does not extend beyond the rear of the linked-detached bungalow by more than 3m nor does it exceed 4m in height.

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

All proposed external materials will match the existing vernacular, will minimise visual impact and are sympathetic to the existing bungalow. The materials used will be of similar visual appearance to those in the existing property including the facing quality red brickwork and white upvc roof lining. Windows and external doors also match the existing.

- 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

As a single storey extension, no side facing windows to the upper floor.

- (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

The rear extension has a flat roof. The enlargement of the existing roofspace (from hip to gable end) follows the same roof pitch and profile to the eaves and ridge.

Class B - additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

B.1 Development is not permitted by Class B if -

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use).

66 Award Road, Church Crookham has always been a domestic dwelling and therefore was not created under the permitted development rights to change of use.

- b) any part of the dwellinghouse would as a result of the works exceed the height of the highest part of the existing roof.

No part of the extended property once enlarged will exceed the height of the highest part of the roof of the existing bungalow. The highest part of the roof upon completion will remain the ridge line of the main roof.

- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

There is no alteration to the front elevation of the dwelling (the principal elevation facing Award Road).

- (d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof space by more than -
(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case

The additional roof space created equates to 48.5 cubic metres when measured externally and therefore does not exceed the 50 cubic metres limit for a linked-detached dwelling. This includes each dormer and hip to gable end.

- (e) it would consist of or include -

- (i) the construction or provision of a verandah, balcony or raised platform, or
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

There is no provision for any of the itemised elements outlined above.

- (f) the dwellinghouse is on article 2(3) land.

The property is not located within any designated land area.

Conditions

- B.2 Development is permitted by Class B subject to the following conditions -

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

All proposed external materials will match the existing vernacular, will minimise visual impact and are sympathetic to the existing bungalow. The materials used will be of similar visual appearance to those in the existing property including the dormer flat roof finish and vertical tiling to the dormer face, cheek returns appear and new rear gable head will be of similar colour and design to the materials used in the main roof of the bungalow when viewed from ground level. Windows and external doors also match the existing.

- (b) the enlargement shall be constructed so that -

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension -
(aa) the eaves of the original roof are maintained or reinstated; and
(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

The eaves of the existing bungalow will remain throughout, each new dormer face is set approx. 450mm from the eaves and do not project beyond the exterior face of the existing external walls below.

- (c) any window inserted on 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

The side facing windows to the roofspace accommodation comply with the above.

Class C - other alterations to the roof

This provides permitted development rights for any other alteration to the roof of a house.

Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows.

Under Class C the following limits and conditions apply:

C.1 Development is not permitted by Class C if –

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

66 Award Road, Church Crookham has always been a domestic dwelling and therefore was not created under the permitted development rights to change of use.

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

Two inclined timber rooflights that will be installed within the plain of the tiled roofscape, not protruding any more than 150mm beyond the slope.

- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

No part of the extended property once enlarged will exceed the height of the highest part of the roof of the existing bungalow. The highest part of the roof upon completion will remain the ridge line of the main roof.

- (d) it would consist of or include-

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

There is no provision for any of the itemised elements outlined above.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be –

- (a) obscure-glazed; and
- (b) 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

The side facing windows to the roofspace accommodation comply with the above. Inclined rooflight will be similar obscure glazed and fixed shut unless they can be installed to a height of 1.7m of FFL at their lowest opening point.

Conclusion

The proposals contained within the accompany drawings accords fully and complies with the requirements of Class A, B, C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which therefore demonstrates that a Certificate of Lawfulness should be issued for the purposes of Section 192 of the Town and Country Planning Act 1990 and a Certificate of Lawful Development.