

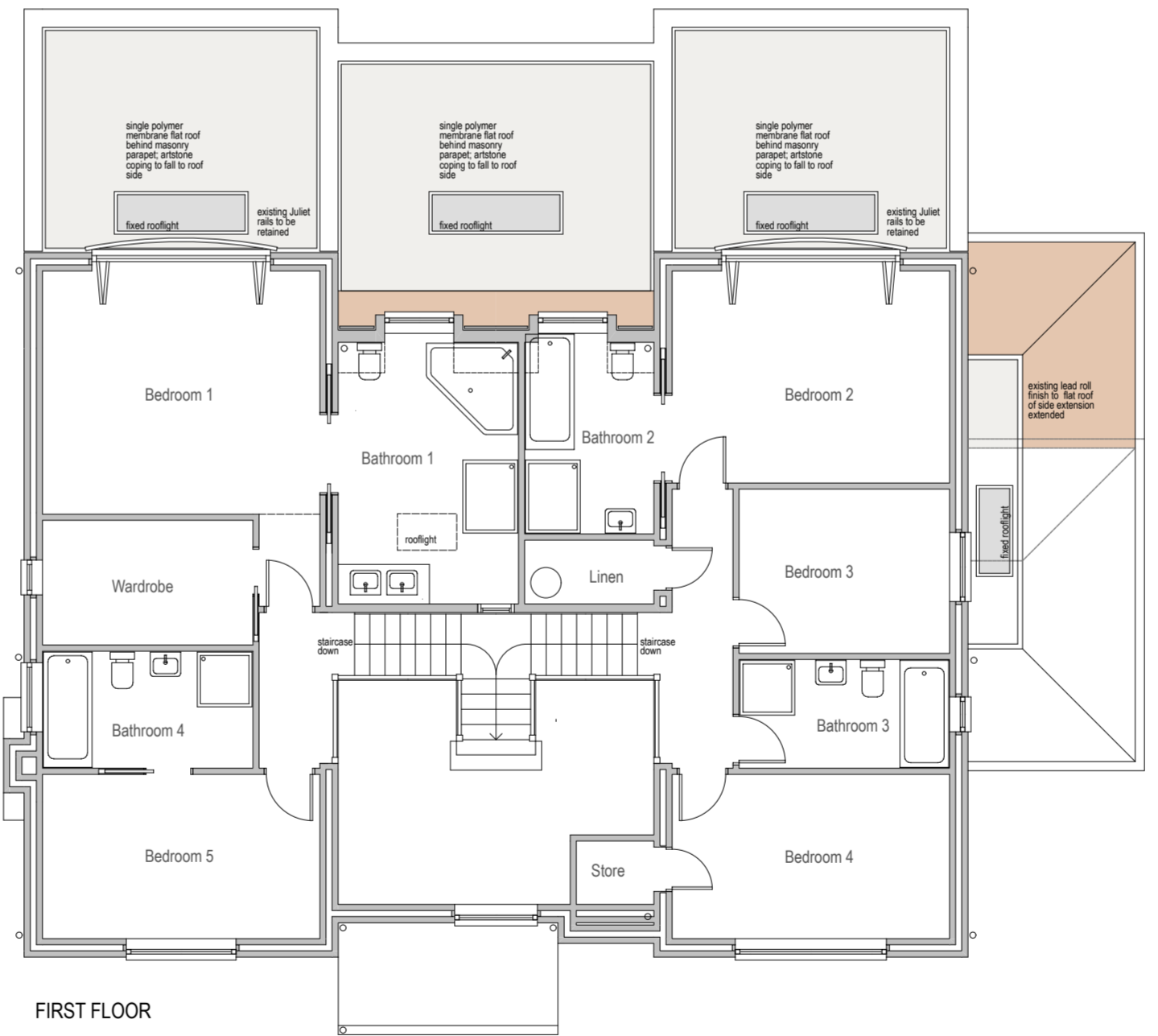
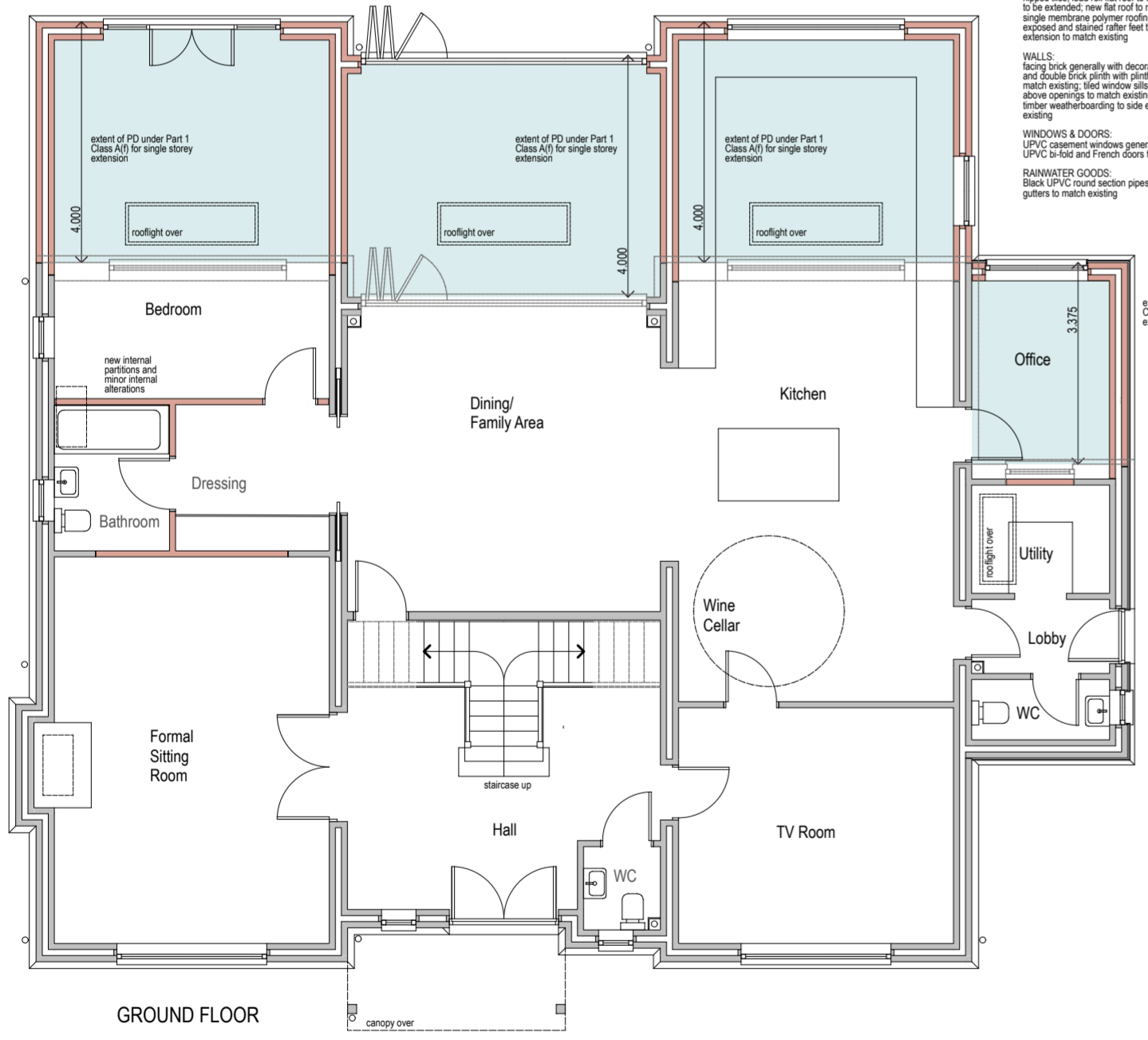
PROPOSED EXTERNAL FINISHES:

ROOF:
Plain clay tiles with matching barge and ridge tiles to existing side extension to match existing. Rotted lead roofs to dormers replaced with double pitched and lipped lead. Lead roll flat roof to existing side extension to be extended, new flat roof to rear extension to be single membrane polymer roofing with lead flashings, exposed and stained taller feet to existing side extension to match existing.

WALLS:
Facing brick generally with decorative string coursing and double brick stretchers at all to match existing. Lined window sills, segmental arches above openings to match existing. Stained horizontal timber weatherboarding to side extension to match existing.

WINDOWS & DOORS:
UPVC casement windows generally to match existing. UPVC bi-fold and French doors to match existing.

RAINWATER GOODS:
Black UPVC round section pipes and half-round gutters to match existing.



PLANNING DETAILS:

Conditional Planning Permission ref. BOB67951 was granted by Basingstoke and Deane Borough Council on 09/05/2008.
Condition 8(i) makes an Article 4 direction in relation to the introduction of additional openings in either of the side elevations without the prior permission of the Local Planning Authority.

APPLICATION SITE:

(refer also to the accompanying Site Location Plan based upon current Ordnance Survey information)
The application site is located in Milkingpen Lane, Old Basing RG24 7DE.
The application site lies within the Old Basing Conservation Area on Article 2(3) land as defined in Part 1 of the Town and Country Planning Act (General Permitted Development Order) (England) 2015 and within the Conservation Character Area.
Browns Hall lies outside defined Important Open Space, outside any Sites of Special Scientific Interest or Sites of Importance for Nature Conservation. It lies outside the curtilages of listed buildings known as Browns Barn and Browns Farm (the former a Landmark/Point of Interest). The site does not impinge upon any defined views, vistas or significant trees or tree groups.

PERMITTED DEVELOPMENT:

Permitted development rights are set out in the Town and Country Planning Act (General Permitted Development Order) (England) 2015 under Schedule 2, Part 1 'Development within the curtilage of a dwellinghouse'.
The proposed development accords with Class A 'enlargement, improvement or other alteration of a dwellinghouse' and A.1 by virtue of:
(a) full planning permission was granted in 2008;
(b) the floor area of the proposed extension (together with all outbuildings) will not exceed 50% of the residual curtilage area of the site;
(c) the height of the proposals will not exceed the existing roof height of the dwelling;
(d) the height of the eaves of the proposals will not exceed the existing eaves height of the dwelling;
(e) the proposals comprise an extension to the rear of the dwelling only and will not front a highway;
(f) the proposals are single storey only;
(g) the dwelling is on article 2(3) land;
(h) no part of the enlarged dwelling will be within 2.000m of any boundary of its curtilage;
(i) no part of the enlarged dwelling extends beyond a wall forming a side elevation of the original dwelling;
(j) the proposed enlargement includes none of the listed features.
In respect of Class A.2 (a)-(c) inclusive - the dwelling is on article 2(3) land (the Old Basing Conservation Area) and the proposals take into account the more restrictive limitations on permitted development.
In respect of Class A.3 Conditions, the external materials will match existing materials in all respects and there are no 'upper floors' proposed.
In respect of Class A.4 Conditions, the proposals do not exceed the limits in A.1(i) because the dwelling is on article 2(3) land.
The proposed development accords with Class B 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof' and B.1 by virtue of:
(a) full planning permission was granted in 2008;
(b) there are no roof alterations proposed beyond the replacement of existing rotted lead roofs over two rear dormers with a double pitched and lipped lead roof to match features existing elsewhere on the dwelling, the dormers being set significantly lower than the main roof;
(c) the dormer roofs being replaced are on the rear elevation of the dwelling;
(d) there will be no material increase in the cubic content of the original roof space;
(e) the replacement of the dormer roofs is simply a cosmetic alteration and does not provide for any of the scheduled features;
(f) the dwelling is on article 2(3) land but the proposals do not provide for any enlargement of it.
In respect of Class B.2 Conditions, the external materials will match existing materials in all respects, no material alteration to the eaves of the dormers are proposed and no part of the alterations extends beyond the face of any existing wall of the dwelling.
The proposed development accords with Class C 'any other alteration to the roof of a dwellinghouse' and C.1 by virtue of:
(a) full planning permission was granted in 2008;
(b) the alterations replace an existing 'pitched' roof that exceeds 150mm;
(c) the dormer roofs being replaced are set lower than the main roof;
(d) the replacement of the dormer roofs is simply a cosmetic alteration and does not provide for any of the scheduled features.
In respect of Class C.2 Conditions, the existing vertical windows will be retained.
Classes D - H inclusive are not applicable.

**PROPOSED FLOOR PLANS AND ELEVATIONS;
PERMITTED DEVELOPMENT
(SINGLE STOREY EXTENSION TO REAR OF DWELLING)**

Client: Mr & Mrs Alex Gooch
Project: Rear Extension of Existing Dwelling
Browns Hall, Milkingpen Lane
Old Basing, Basingstoke RG24 7DE
Title: _____

Proposed Floor Plans and Elevations:
Permitted Development
**Planning Application:
Lawful Development Certificate**
Drawing: _____ Revision: _____ Scale: _____ Date: _____
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