

My Ref: 23-041  
Your Ref:  
Date: 16/06/2023



F.A.O Planning Department  
Stratford on Avon District Council

Beech House,  
259 Amersham Road  
Hazlemere, Buckinghamshire  
HP15 7QW

T: [REDACTED]

62 Blackstitch Lane, Webheath,  
Redditch, Worcestershire,  
B97 5TQ

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Dear Sirs,

**RE: APPLICATION FOR PRIOR APPROVAL UNDER CLASS AA (ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS) OF PART 1, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).**

**APPLICANT: MRS S Pike**

**PROPERTY: Norton Croft, Wolverton Road, Norton Lindsey, CV35 8JL**

Please find attached an application for prior approval under Class AA.

#### Assessment under Class AA.1

AA.1. Development is not permitted by Class AA if—

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

**Development was not granted under any of the above Classes.**

(b) the dwellinghouse is located on—

- (i) article 2(3) land; or
- (ii) a site of special scientific interest;

**The dwelling is not located on Article 2(3) land, nor is it a SSSI.**

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

**The dwelling house was not constructed before the 1st July 1948 or after 28th October 2018.**

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

**The dwelling house has not been extended**

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

**The highest part of roof post development is less than 18m**

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or
- (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

The highest part of the dwellinghouse would not exceed above requirements – see plans

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
- (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

Dwelling house is detached.

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

- (i) 3 metres; or
- (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

Extension meets these requirements

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

Extension is on principal part of the dwellinghouse

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

None will be visible – as per plans

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

No other works are required

#### Assessment against Conditions under AA.2

1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Materials will match

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

Plans confirm no windows in side elevation

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

Plans confirm this

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Noted

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

Given the location of the dwelling and its relationship to neighbouring properties there would be no adverse impact.

The Applicant also owns the adjacent property Cotswold House

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—  
(aa) the principal elevation of the dwellinghouse, and  
(bb) any side elevation of the dwellinghouse that fronts a highway;

The site is not within any landscape or heritage designation and is not highly visible from public viewpoints, and the development would not give rise to any unacceptable harm.

(iii) air traffic and defence asset impacts of the development; and

Development would not impact on these constraints.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

N/A

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

This will be provided

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

Noted

(d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

**Noted**

- (e) that notification must be in writing and include—
- (i) the name of the developer;
  - (ii) the address of the dwellinghouse; and
  - (iii) the date of completion.

**Noted**

If you require any further information please do not hesitate to contact me.

Yours sincerely

**Gary Moss**

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Director

T:  
E:

