



# Planning Statement

**Nonane, Bedlars Green Road, Tilekiln Green,  
Great Hallingbury, Essex, CM22 7TH**

**Application for the Prior Approval for an  
8 Meter Rear Extension**

February 2024



<b>Contents</b>	<b>Page</b>
1.0 INTRODUCTION.....	3
2.0 LEGISLATIVE BACKGROUND AND EVALUATION .....	3
3.0 APPLICATION OF LEGISLATION TO PROPOSAL.....	3
4.0 CONCLUSION .....	7



**1.0 INTRODUCTION**

- 1.1. The application seeks Prior Approval for the erection of a single-storey, 8 metre rear extension to an existing lawful dwellinghouse (Use Class C3).
- 1.2. The site is located at Nonane, Bedlars Green Road, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH.
- 1.3. This Planning Statement will consider the legislative background to the submission of this application, followed by a consideration of the relevant criteria to be applied as contained within the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Of particular relevance is criterion (g) at Part 1 Class A of the GPDO (2015). Conclusions are set out within the final section of this Statement.
- 1.4. This statement establishes that the extension proposed complies with the relevant criteria as set out within the GPDO and consequently constitutes permitted development.

**2.0 LEGISLATIVE BACKGROUND AND EVALUATION**

- 2.1. The criteria as set out within Schedule 2, Part 1, Class A of the GPDO is relevant in confirming the lawfulness of the proposal. For completeness, Part 1, Class A is concerned with the enlargement, improvement or other alteration of a dwellinghouse.
- 2.2. The dwelling to which this proposal relates is confirmed as the original dwelling and the elevation upon which the extension is proposed is the original rear elevation.

**3.0 APPLICATION OF LEGISLATION TO PROPOSAL**

- 3.1. Where appropriate, each criterion within Part 1, Class A (A.1, A.2, A.3 and A.4) of the GPDO will now be examined and summarised as they relate to this proposal for a single-storey rear extension.

**Paragraph A.1 Criteria**

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 or Q of Part 3 of this Schedule (changes of use);

**COMPLIES**



(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); **COMPLIES**

(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; **COMPLIES**

(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; **COMPLIES**

(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; **COMPLIES**

(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; **NOT APPLICABLE**

(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; **COMPLIES**

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

<b>PLANNING STATEMENT</b>	
<b>PROJECT: PRIOR APPROVAL FOR AN 8 METER REAR EXTENSION</b>	

- (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 opposite the rear wall of the dwellinghouse; **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; **COMPLIES**
- (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; or **NOT APPLICABLE**
- (k) It would consist of or include:
  - (i) The construction or provision of a veranda, 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.

**COMPLIES**

**Paragraph A.2 Criteria**

3.2. The dwellinghouse is not situated on Article 2(3) land under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990(1). This criteria is therefore not relevant.

**Paragraph A.3 Criteria**

3.3. 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; **COMPLIES**
  
- (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 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 **NOT APPLICABLE**
  
- (c) Where the enlarged part of the dwellinghouse has more than one storey, 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**

**Paragraph A.4 Criteria**

3.4. Additional details must be provided for development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g):

- (a) A written description of the proposed development including:
  - (i) How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
  - (ii) The maximum height of the enlarged part of the dwellinghouse; and
  - (iii) The height of the eaves of the enlarged part of the dwellinghouse;
- (b) A plan indicating the site and showing the proposed development;
- (c) The addresses of any adjoining properties;
- (d) The developer’s contact address; and
- (e) The developer’s email address if the developer is content to receive communications electronically.

3.5. These details are provided on the Prior Approval Application Form enclosed with the Schedule of Application documents.



**4.0 CONCLUSION**

- 4.1. Given the foregoing considerations, the proposed single-storey rear extension would project off of the original elevations of the dwellinghouse, which can be extended under permitted development provisions.
- 4.2. The proposed rear extension has been demonstrated to comply fully with Schedule 2, Article 3, Part 1, Class A of the GPDO and as such constitute permitted development.
- 4.3. On the basis as set out, the LPA are respectfully requested to grant Prior Approval for the proposal.