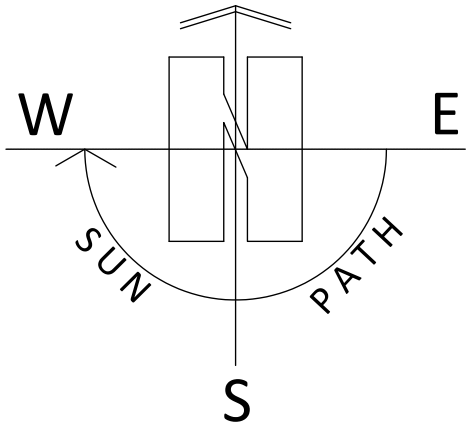




As shown on the OS location and block plan the existing property, Gravels Farm Bungalow, is located circa 1.3m from the North East boundary wall. The very small outbuilding shown on the historic plan opposite, dated 1842 -1952, is the old stone gabled outbuilding shown on the photo opposite.



Aerial image dated 1842-1952 -



## ARCHITECTURE | PLANNING | DESIGN

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Registered in England and Wales

Project  
Enlargement of Dwelling by Construction of  
Additional Storey (Prior Approval) at Gravels Farm  
Bungalow, Gravels Farm, Sheffield S36 9AW.  
Client

Emily Askey

Drawing Title/Issue  
Historical Aerial Map & Prior  
Notification Assessment

scale	date	sheet size	dwg. no.
N.T.S	02/2024	A2	25/1140/06

Building an additional storey on to your house is considered to be permitted development (not requiring planning permission) subject to the following limits and conditions, and an application for the local authority's prior approval.

If these limits and conditions are not met, then an application for Householder/Full Planning Permission will be required.

In assessing the proposal against this:

The current house:

- a) Is not a building containing one or more flats, or a flat contained within such a building

**Comment: The property is a dwelling and does not include any form of HMO occupancy including flats and or apartments.**

- b) Was constructed between 1 July 1948 and 28 October 2018

**Comment: The dwelling is considered to have been constructed within these dates - See historic aerial map and photos.**

- c) Has not already had additional storeys added to it.

**Comment: The dwelling has not had previous additional storeys.**

- d) Is not on Article 2(3) land\* or a site of special scientific interest.

**Comment: The property is not located within or on Article 2(3) land or site of special scientific interest.**

- e) Was not changed to be used as a house (from a previous non-residential use)

**Comment: The property has remained as a dwelling following its construction and has not previously been used for non-residential use.**

Limitations on the proposed development:

- a) Number of additional storeys:  
(i) One storey can be added to a single storey house  
(ii) Two storeys can be added if the house has more than one storey.

**Comment: The dwelling is single storey as existing therefore qualifies for one additional storey to be added under Permitted Development.**

- b) Height increases:  
(i) The house cannot exceed 18 metres in total height.

**Comment: The total height of the dwelling following an additional storey would be circa 7250mm which is significantly within this criteria.**

- (ii) Each added storey cannot add more than 3.5 metres to the total height

**Comment: The additional storey will add circa 2800mm to the total height, which is again significantly lower than the maximum.**

- (iii) If not detached (e.g. terrace or semi) the total height cannot be more than 3.5 metres higher than the next highest building that the house is attached to, adjoins, or is in the same row as.

**Comment: The dwelling is detached with no adjoining neighbouring property.**

- a) The additional storeys must be constructed on the principal part\* of the house

**Comment: As indicated within the proposal drawings, the proposed additional storey will only be constructed above the original footprint of the dwelling with any previous extension omitted.**

- b) The additional storeys must not exceed 3 metres in height or the height of any existing storey in the principal part\* of the house (measured internally from floor to ceiling)

**Comment: The ground floor internal height from floor to ceiling is circa 2600mm which has been replicated within the new additional storey which has a floor to ceiling height of 2600mm. This also does not exceed the 3m maximum height.**

- c) Engineering operations must only include works within the existing curtilage of the house to strengthen existing walls and foundations

**Comment: No part of the proposed works would fall outside of the existing curtilage of the dwelling. All engineering operations will be subject to structural calculation to determine method of structural construction however this will not result in any encroachment outside of the existing curtilage.**

- d) The materials used must be of a similar appearance to those used in the construction of the exterior of the current house.

**Comment: The proposed additional storey will be constructed with materials and aesthetic to match the existing dwelling as indicated within the drawing package for this application.**

- e) Windows must not be placed in any wall or roof slope forming a side elevation of the house.

**Comment: As indicated within the proposed drawing package for this application, no windows are to be installed within the new side elevations.**

Limitations on the proposed development:

- a) The house must remain in use as a domestic residential property

**Comment: The proposed works are entirely domestically based with the property to remain as a residential property.**

- b) No visible support structures must remain on or attached to the exterior of the house

**Comment: The additional storey will be constructed using traditional structural methods for dwelling which will not require any exterior support structures. The additional works will rely on traditional load-bearing walls as currently used on the existing dwelling.**

- c) The roof pitch of the principal part\* of the house must be the same as it was prior to the development.

**Comment: The existing roof will be in essence lifted respectively of the proposed additional storey and remain as existing albeit at an increased level in relation to the additional storey.**