Planning Statement

Bents Villa
Whams Road
Crow Edge
Sheffield
S36 4HF

The application is for a certificate of Lawful Development for a single storey side extension to the existing dwelling house. Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

The drawings submitted as part of this application show that the existing single story garage to the side elevations will be removed so that the new addition complies with the order and that the height of the proposed side extension will be the height measured from ground level.

Ground level in this instance is the surface of the ground immediately adjacent to the building in question and where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building i.e. adjacent to the highway.

The proposals fall under Class A of the order for the following reasons:

- The total area of ground covered by buildings within the curtilage of the dwelling house will not exceed 50% of the total area.
- The height of the side extension will not exceed the highest part of the roof of the existing dwellinghouse.
- The height of the eaves to the side extension will not exceed the height of the eaves to the existing dwellinghouse.
- The side extension will not extend beyond the wall which forms the principal elevation of the dwellinghouse. The new extension will not front a highway to the side of the dwellinghouse.
- The side extension will be single storey, will not exceed 4 meters in height and does not extend beyond the rear wall of the existing dwelling. The extension will be more than 7m away from the boundary to the rear of the dwelling house.
- The new extension will be positioned more than 2 m of the boundary to the side elevation and is no greater than half the width of the existing dwellinghouse.
- No part of the new extension will have a veranda, balcony or raised platform or chimney.
- 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.