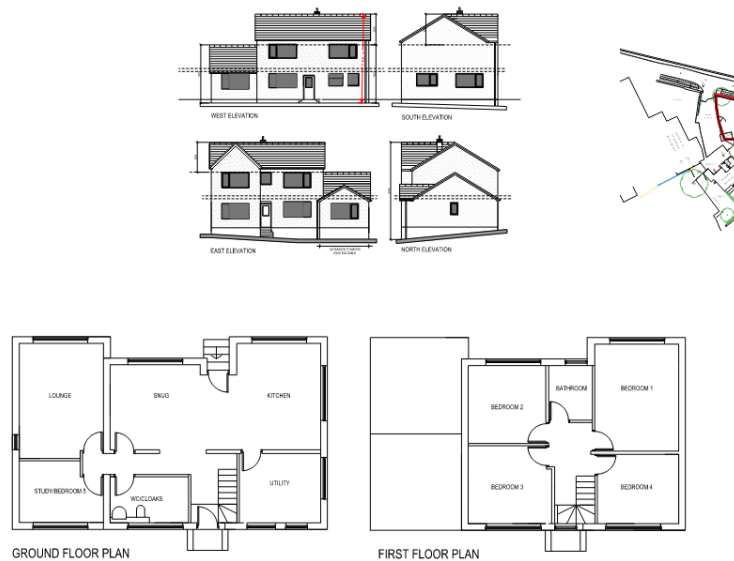


The applicant has submitted a prior notification application for the upward extension to convert existing bungalow into a two storey dwellinghouse. The applicant proposes to extend the original part of the house upwards by 2.63m.



Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps. For standard householder planning applications that are not submitted through the prior notification route the following policies would be relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy GB1: Protection of the Green Belt

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

Consultations

Parish Council –no comments received.

Representations

None

Assessment

Principle of development

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1 Class AA 'enlargement of a dwelling house by construction of additional storeys' states that *'the enlargement of a dwelling house consisting of the construction of*

(a) up to two additional storeys, where the existing dwelling house consists of two or more storeys; or

(b) one additional storey, where the existing dwelling house consists of one storey, immediately above the topmost storey of the dwelling house, together with any engineering operations reasonably necessary for the purpose of that construction' is permitted development

Development under Class AA is not permitted by Class AA if

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

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

(c) the dwellinghouse was constructed before 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;

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

(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;

(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;

(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;

(i) any additional storey is constructed other than on the 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

(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.

In addition;

(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;
 - (b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
 - (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
 - (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.
- (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;
 - (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;
 - (iii) air traffic and defence asset impacts of the development; and
 - (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 45 issued by the Secretary of State;
 - (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;
 - (c) the development must be completed within a period of 3 years starting with the date prior approval is granted;
 - (d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and
 - (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.

The proposal falls within the parameters of sections a-k outlined above and therefore falls within the prior notification process and as such, the Local Planning Authority can only assess the application on these grounds which are explored below;

Residential Amenity

The dwelling is located in a fairly isolated position, the only neighbour being the farmhouse to the west of the site. The farmhouse is located more than 28m from the host property and therefore the proposals are not expected to impact the neighbouring property by means of overlooking, loss of privacy or loss of light.

Visual Amenity

The proposed upper storey extension has been designed to harmonise with the host property. The extension will be located above the original part of the building with the new side extension remaining at single storey level. The street scene is dominated by farm buildings featuring a variety of materials associated with agricultural use, and all of varying heights. The farmhouse to the rear of the site is also 2 storeys in height, therefore the inclusion of a second story in this location is not expected to be significantly detrimental to the visual amenity of the locality.

Other Issues

The development is not located in an area which would impact on air traffic and defence assets impacts nor will it impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 45 issued by the Secretary of State.

Summary

The proposal meets the requirements of Part 1 Class AA of the Town and Country Planning General Permitted Development Order 2015, as such, a prior notification application is appropriate.

Recommendation - Approve with conditions.