

Demolition of existing dwelling and replacement with new dwelling, together with associated driveway.

At Little Ashridge, Forest Road, Wokingham, RG40 5RB

Full Planning Application



Planning Statement

**Town and Country Planning Solutions Ref No: TCPS 1229
July 2026**

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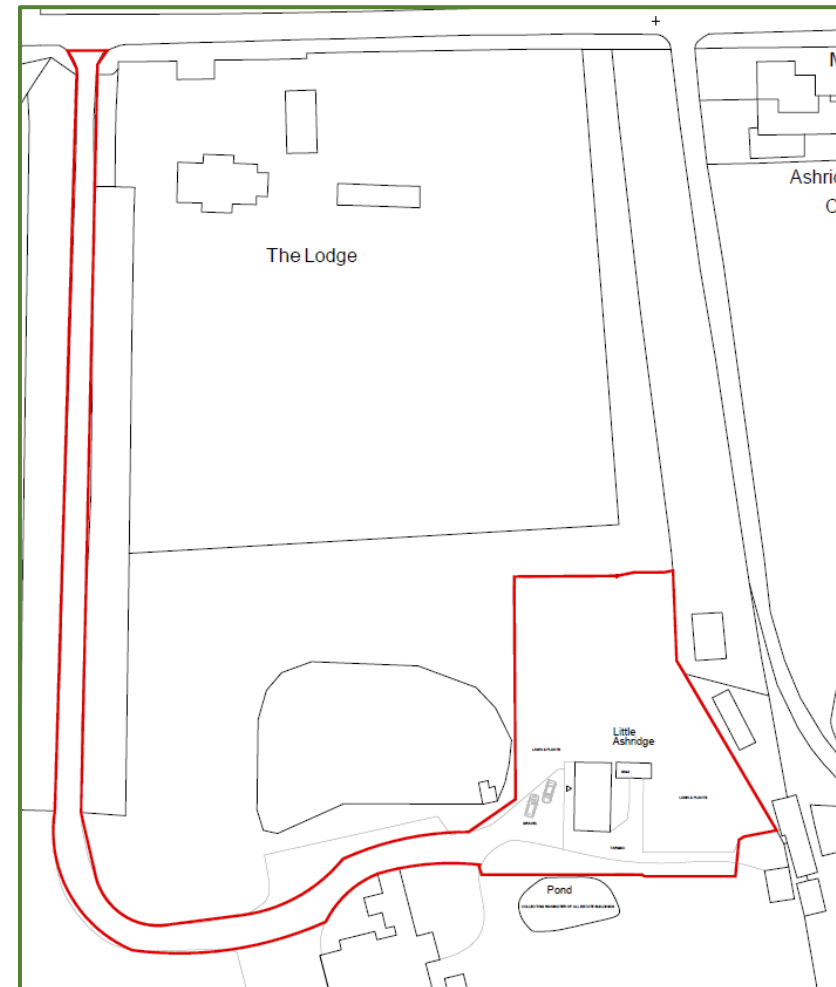
Appendices

1. Approved drawings, officer report and decision notice – Permission no. 223230
2. Approved drawings, officer report and decision notice – Permission no. 223227
3. Approved drawings, officer report and decision notice – Permission no. 230191

1. INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application submitted to Wokingham Borough Council on behalf of Mr & Mrs Mosses. The property is known as Little Ashridge, Forest Road, Wokingham which comprises a detached bungalow set within large grounds. Two recent lawful development certificates have confirmed that extensions can be constructed on both sides and to the rear under permitted development rights. A recent prior approval consent also accepted the creation of an additional storey above the existing dwelling. This application seeks to replace the existing dwelling with a new dwelling, together with an improved driveway. The new dwelling would have an identical footprint, scale, bulk and mass compared to the existing dwelling and the approved extensions.
- 1.2 This Statement explains the background to the proposal before describing the proposed scheme. This is followed by an assessment of relevant planning policies and other material considerations.

Site location plan



2. BACKGROUND TO THE PROPOSAL

i) The application site

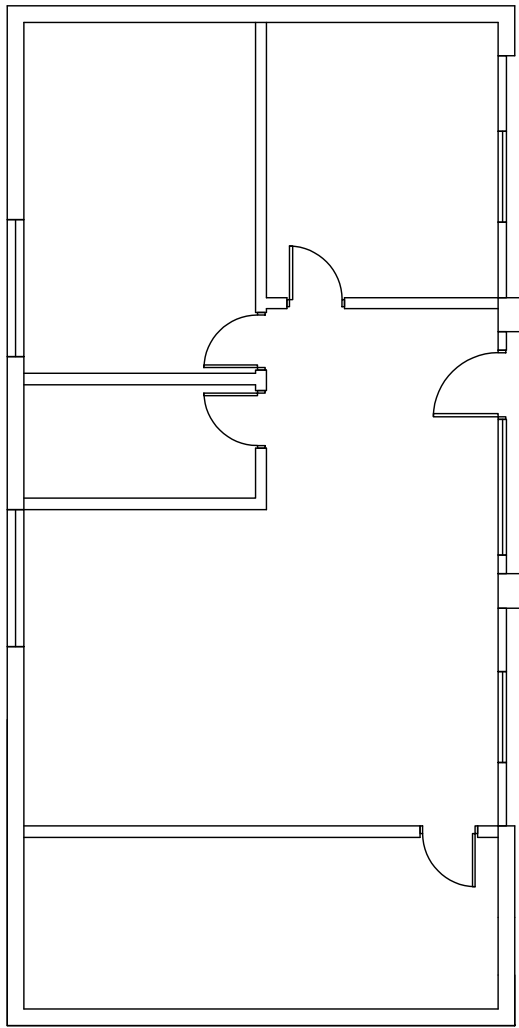
- 2.1 The application site comprises a detached bungalow dwelling set within a large plot. It is of brick construction with a pitched roof covered with clay tiles. The site has a vehicular access from the southern side of the B3034 via Ashridge Manor. Ashridge Manor is a large two storey property separated into flats.
- 2.2 Elsewhere on the site is a pond to the south of Little Ashridge. There are two dwellings further to the east; Ashridgewood Place and Ashridgewood Place Home Farm.
- 2.3 The existing floor plans and elevations are reproduced on the following two pages.

Photograph 1 – 3D aerial view towards Little Ashridge looking north east

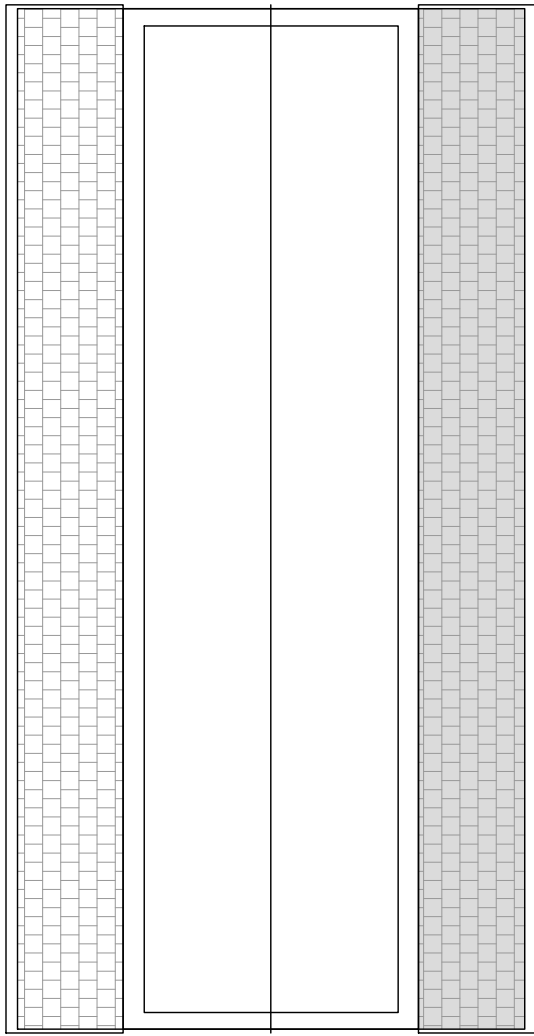


Photograph 2 – 3D aerial view towards Little Ashridge and Ashridge Manor looking north west

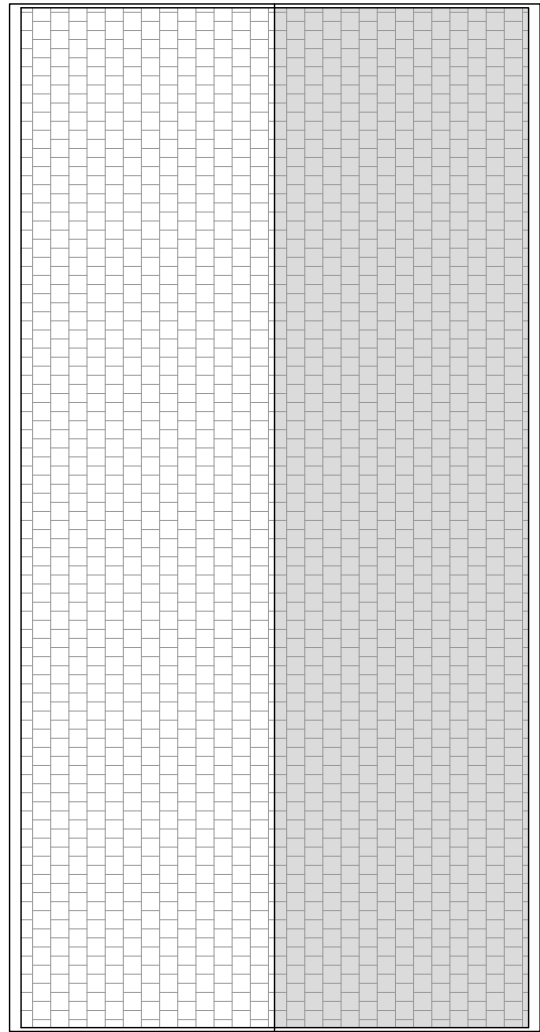




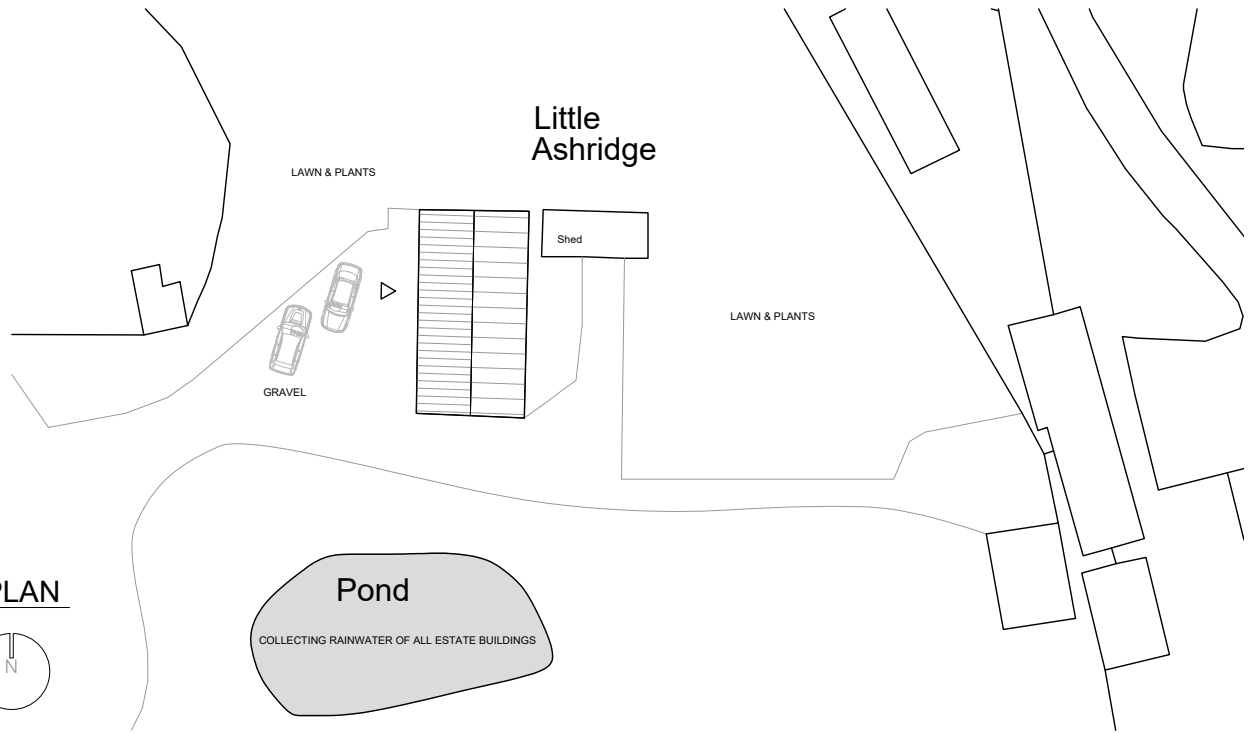
2 EXISTING GROUND FLOOR PLAN
SCALE 1:100 @ A3



3 EXISTING FIRST FLOOR PLAN
SCALE 1:100 @ A3



4 EXISTING ROOF PLAN
SCALE 1:100 @ A3



1 EXISTING BLOCK PLAN
SCALE 1:500 @ A3

NOTES

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REV	NOTES	DATE	BY
*	ISSUED FOR PLANNING	09.03.2026	ST

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
Block Plan Existing Plans
SCALE AT A3:
VARIES

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
Block Plan Existing Plans
SCALE AT A3:
VARIES

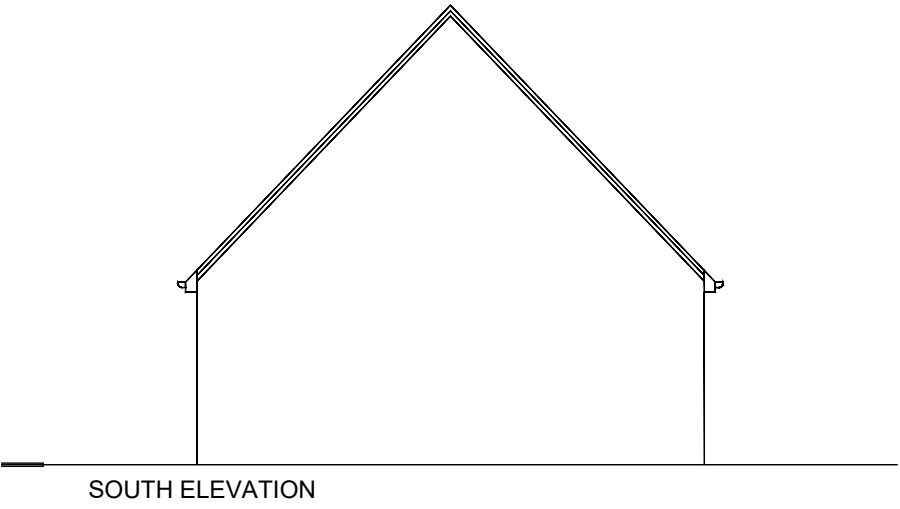
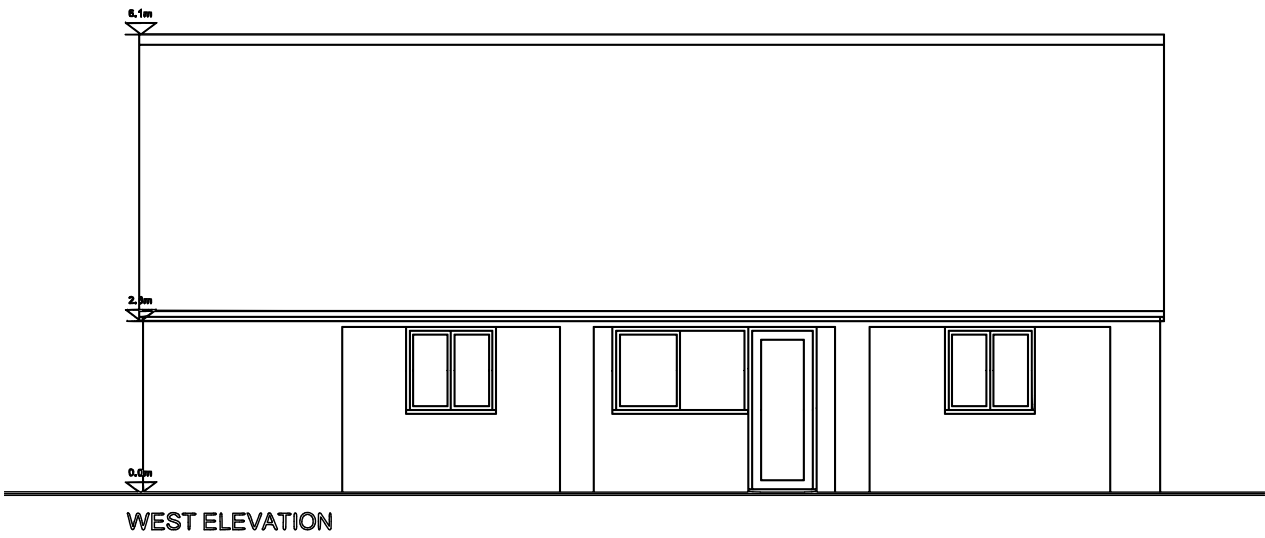
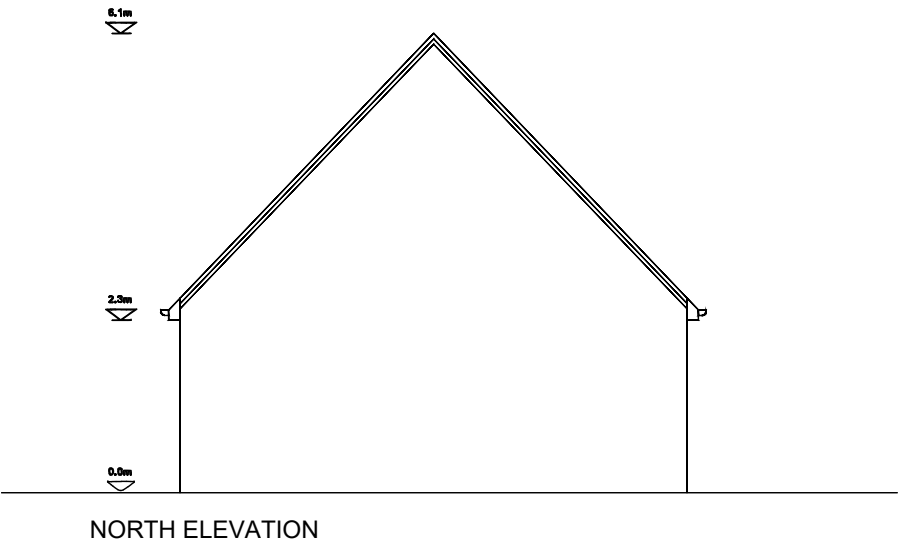
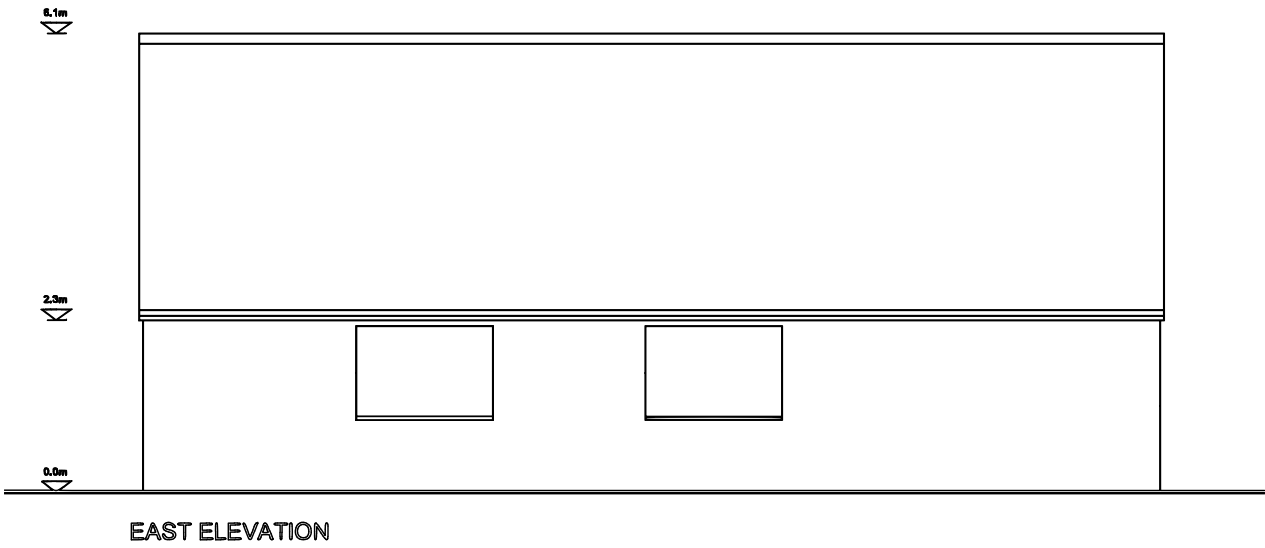


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DWG NUM LAG 101

REV *



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REV	NOTES	DATE	BY
*	ISSUED FOR PLANNING	09.03.2026	ST

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
Existing Elevations
SCALE AT A3: 1:100



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DWG NUM **LAG 102**

REV *****

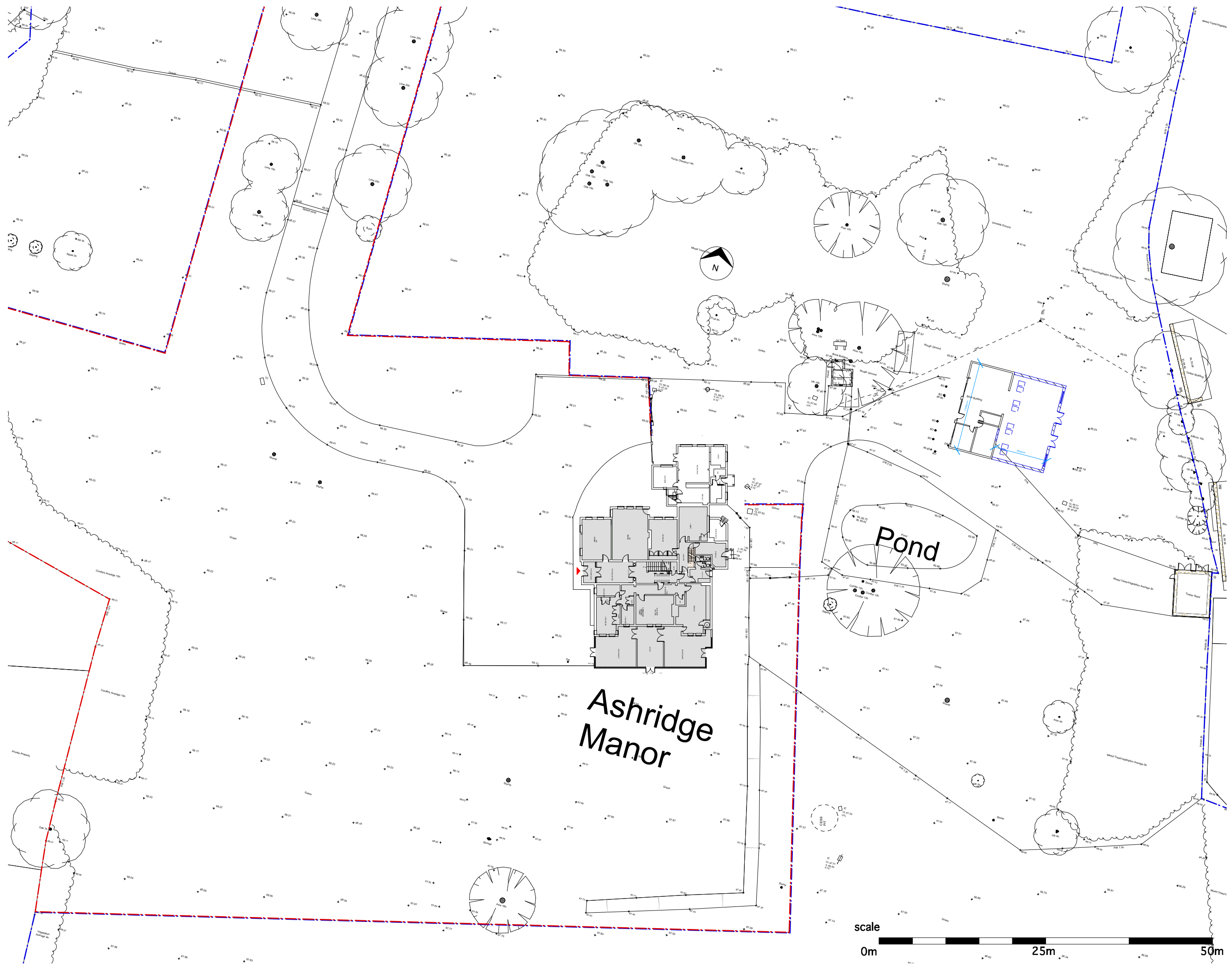
2. BACKGROUND TO THE PROPOSAL

ii) Planning history

2.4 There are three highly relevant lawful development certificate and prior approval applications to this application, which are explained below.

2.5 Permission no. 223230 was a prior approval application approved on 14th December 2022. This was an 'application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.' The decision confirmed that prior approval was not required and the proposal comprises permitted development. This extension can be constructed at any time in perpetuity.

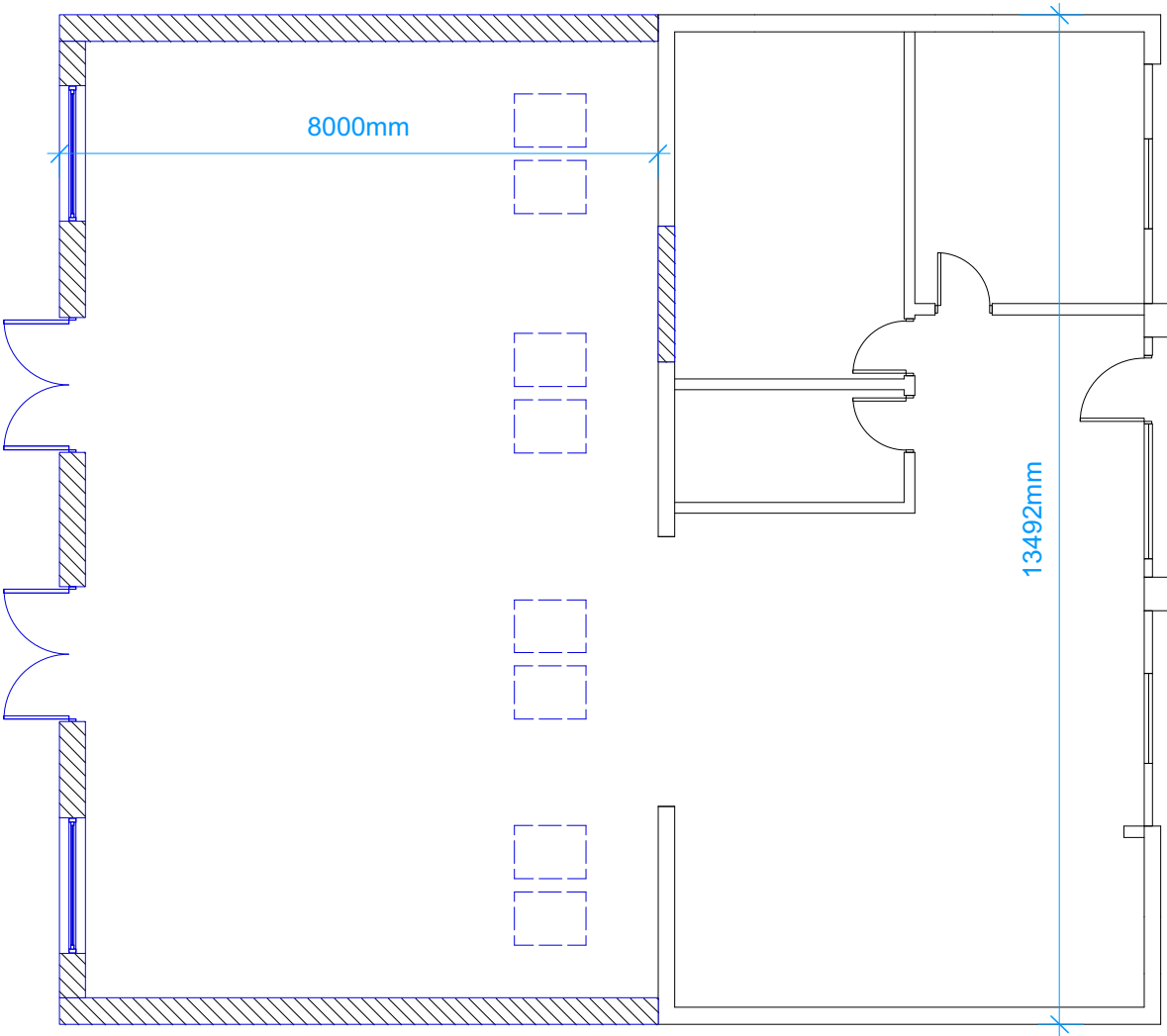
2.6 The approved drawings are reproduced on the following pages. The drawings, officer report and decision notice are reproduced in **Appendix 1**.



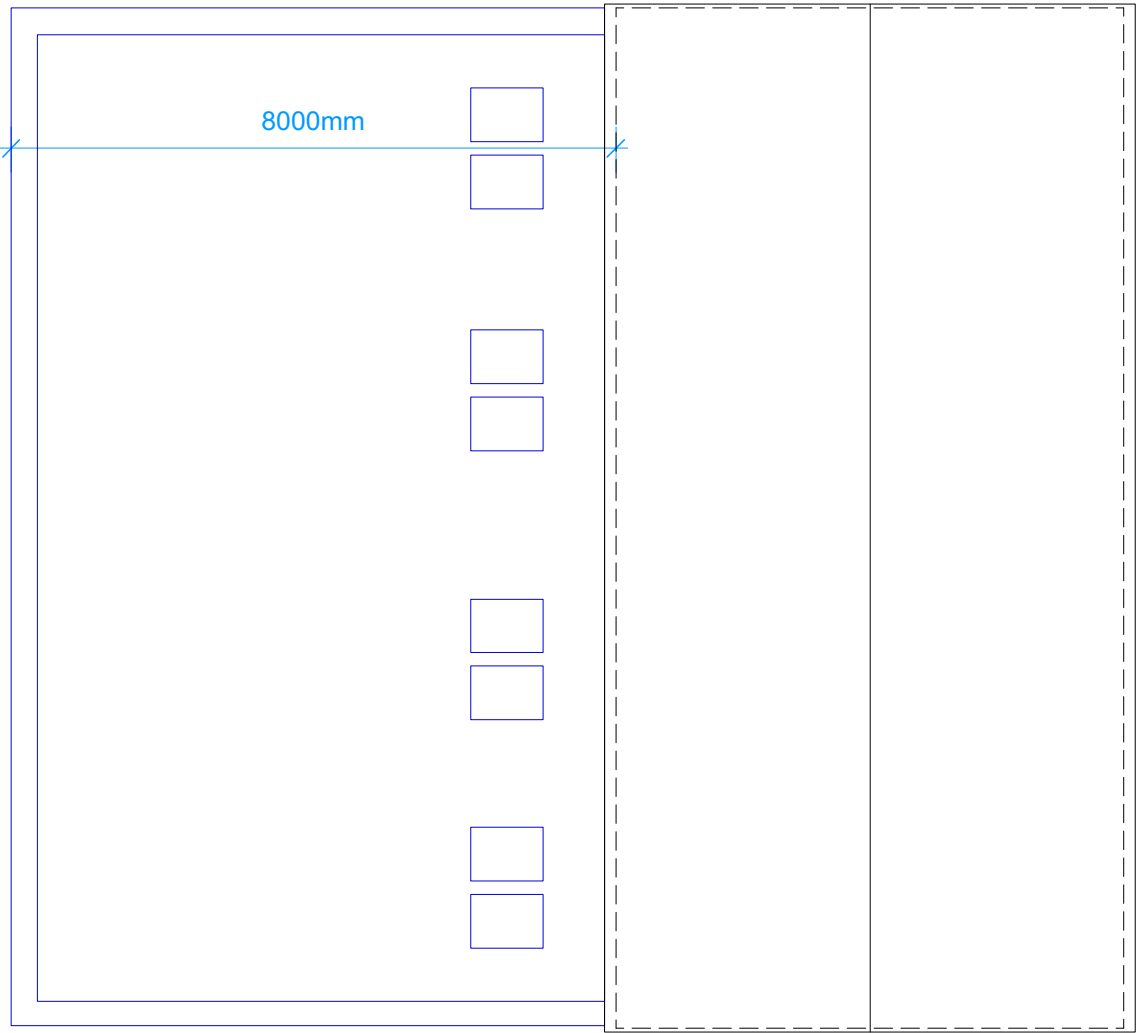
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ROGER HARRISON ARCHITECTURE		
30 Abbey Road West Bridgford Nottingham NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Site Plan - rear extension AS Proposed		
Date: 1.8.22	Scale: 1:500 @ A3	
Drawing Number: RHA1614-0271a		

GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOTES:

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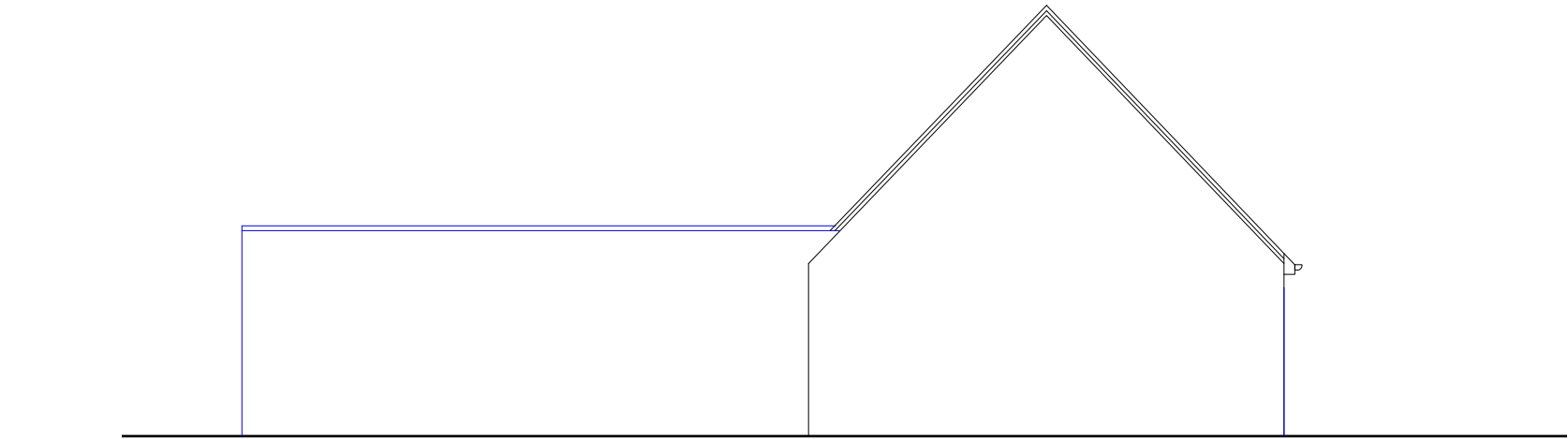
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - rear extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0272a		

NOTES:

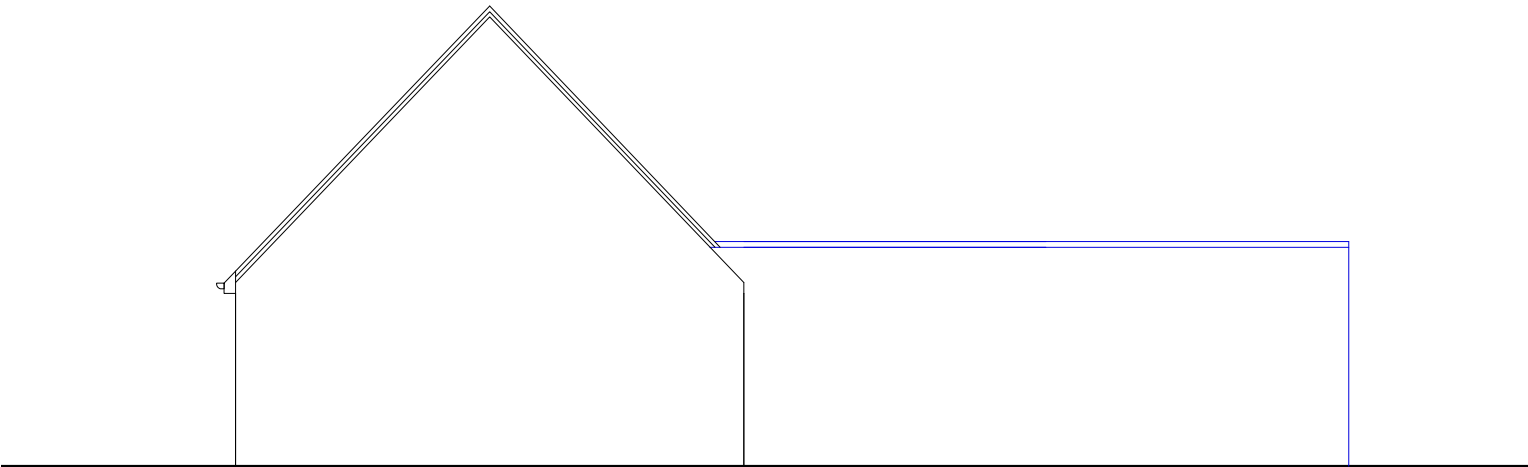
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NORTH ELEVATION



SOUTH ELEVATION

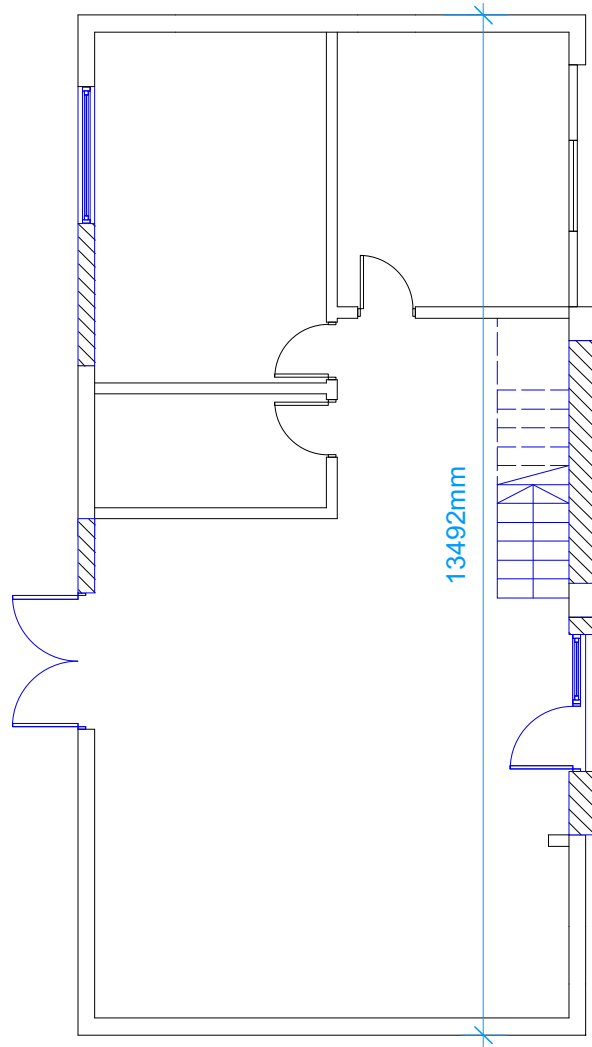


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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - rear extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0274a		

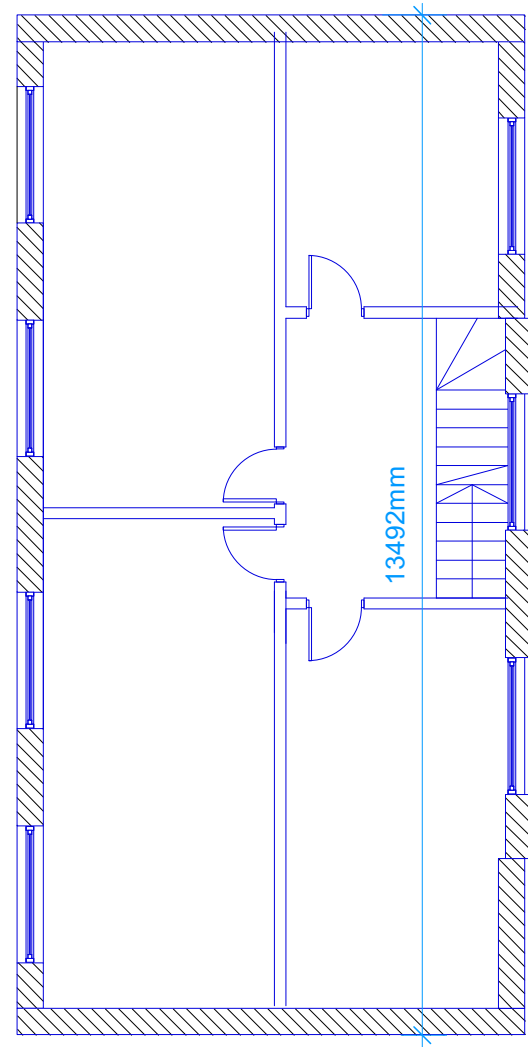
2. BACKGROUND TO THE PROPOSAL

- 2.7 Permission no. 223227 was a prior approval application approved on 20th December 2022. This was a 'prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.00 metres.' Prior approval was required and the application was approved. The decision notice imposed a standard three year period for implementation. The scheme was not implemented and the consent lapsed. However, the legislation remains the same and an application would be approved if resubmitted. Therefore, this remains a clear fallback position for what can be achieved via the prior approval process.
- 2.8 The approved drawings are reproduced on the following pages. The drawings, officer report and decision notice are reproduced in **Appendix 2**.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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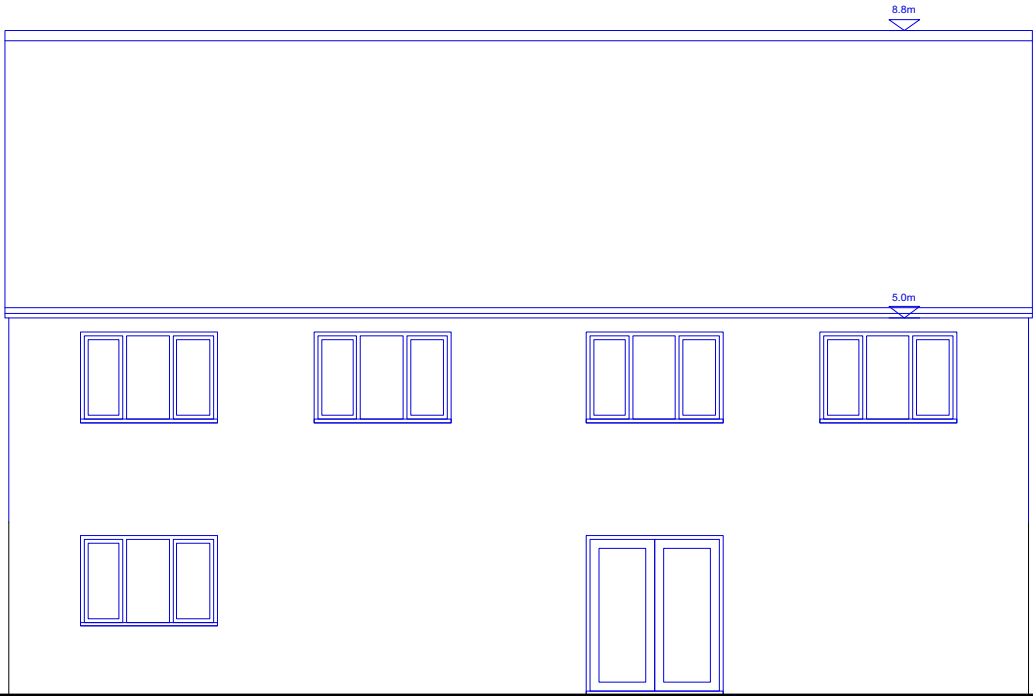
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30 Abbey Road West Bridgford Nottingham NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - 1st floor extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0282c		

NOTES:

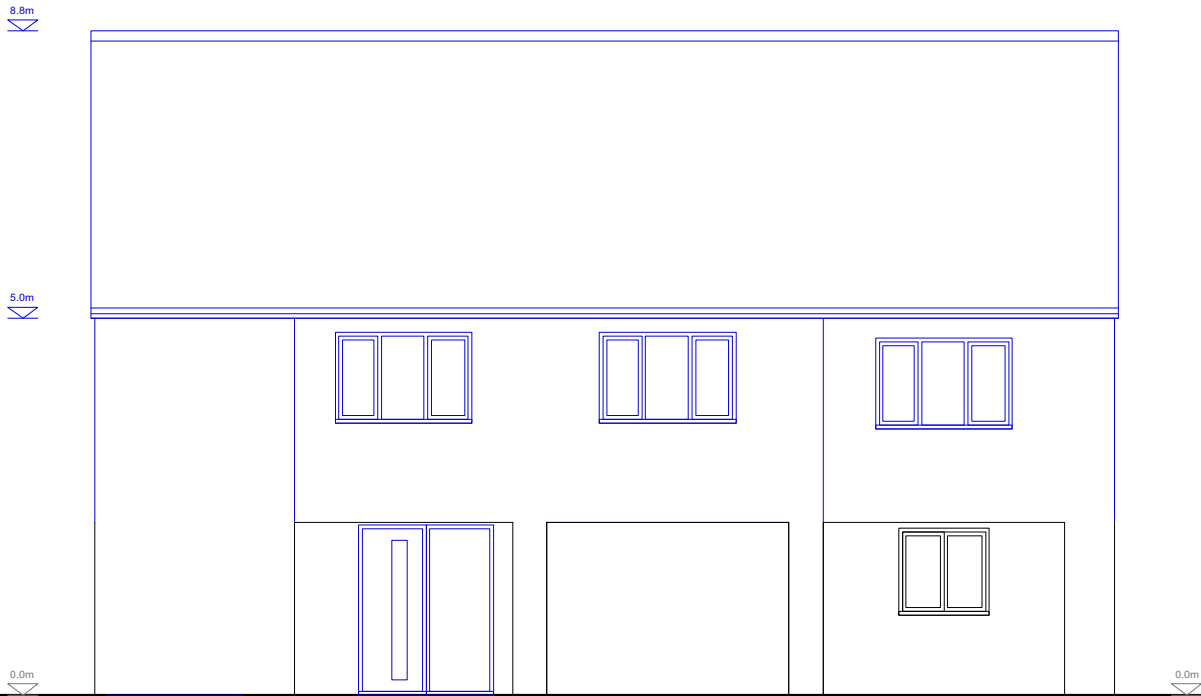
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EAST ELEVATION



WEST ELEVATION



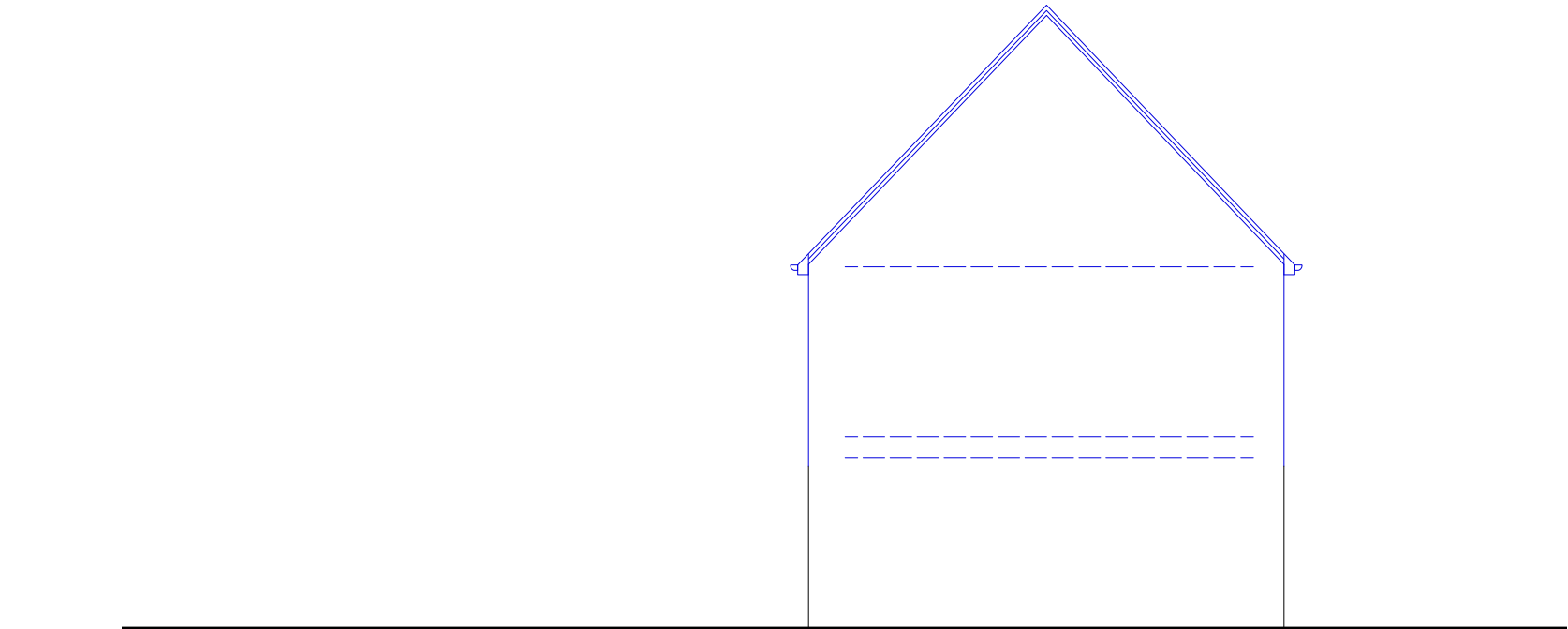
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ROGER HARRISON ARCHITECTURE		
30 Abbey Road West Bridgford Nottingham NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - 1st floor extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0284a		

NOTES:

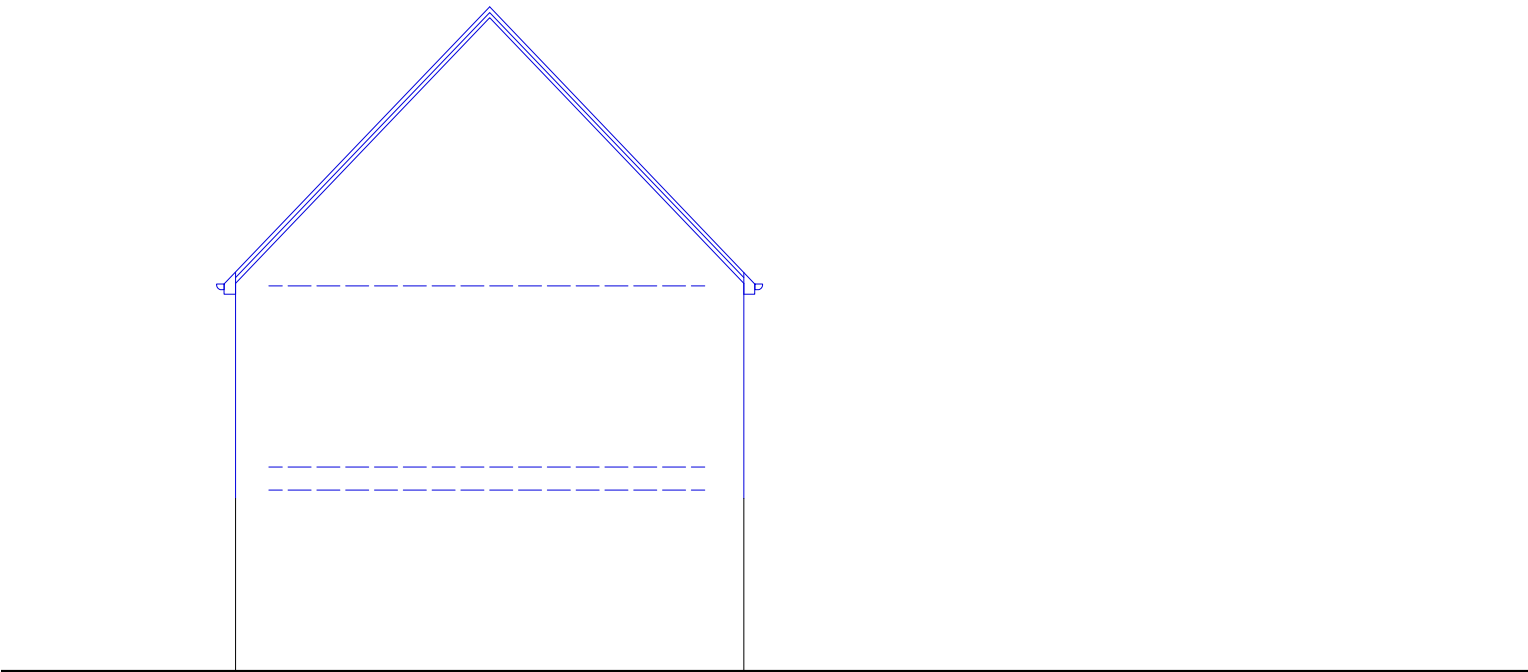
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NORTH ELEVATION



SOUTH ELEVATION



rev	details	date
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - 1st floor extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0285a		

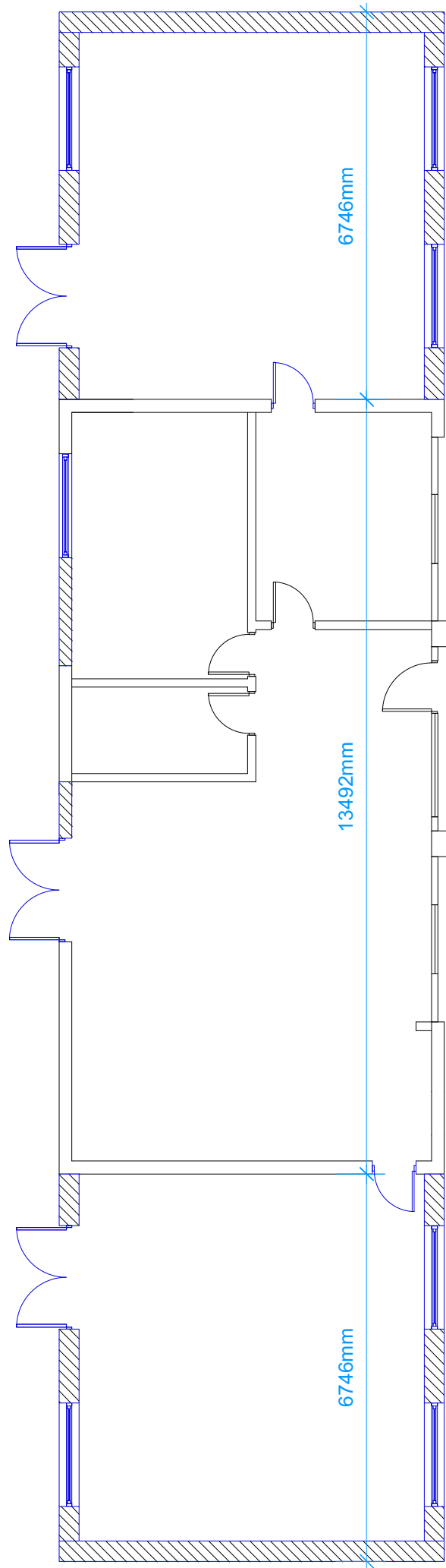
2. BACKGROUND TO THE PROPOSAL

2.9 Permission no. 230191 was a prior approval 'application for a certificate of lawfulness for the proposed single storey side extensions to the existing detached bungalow.' It was approved in March 2023. The decision confirmed that prior approval was not required and the proposal comprises permitted development. This extension can be constructed at any time in perpetuity.

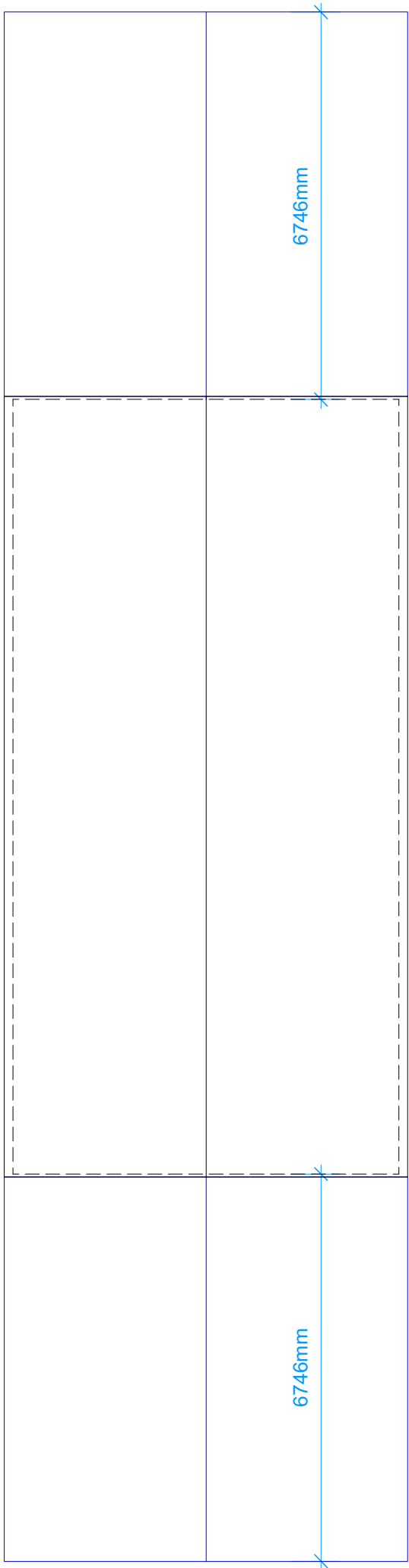
2.10 The approved drawings are reproduced on the following pages. The drawings, officer report and decision notice are reproduced in **Appendix 3**.

2.11 Therefore, single storey extensions can be erected at any time on both sides of the property and to the rear. The creation of an additional storey above the existing dwelling has also been accepted.

GROUND FLOOR PLAN



ROOF PLAN



NOTES:

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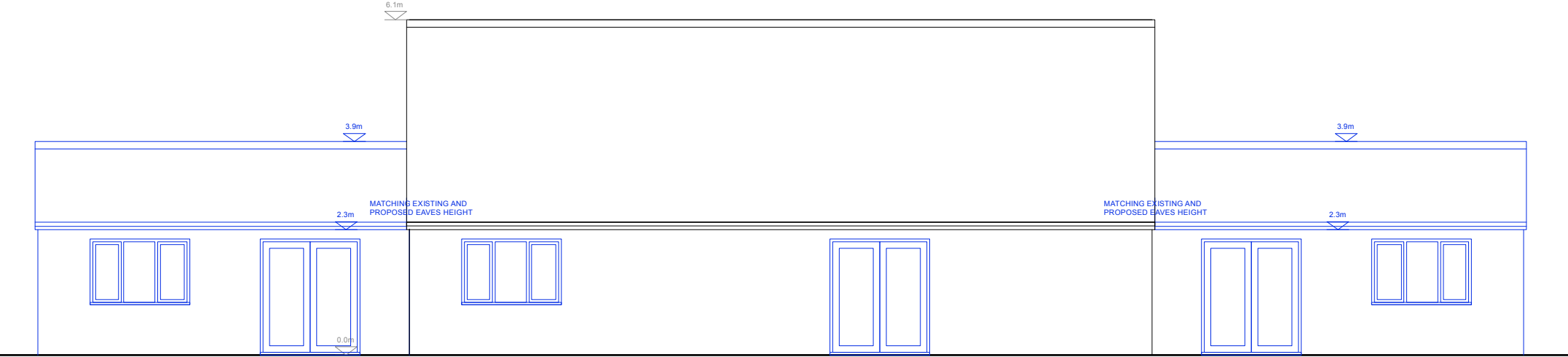
rev	details	date
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0262a		

NOTES:

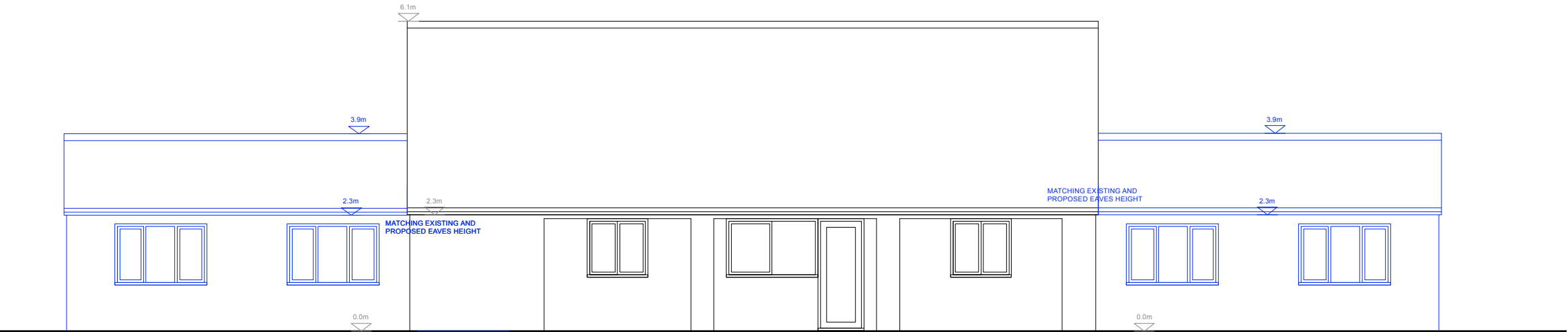
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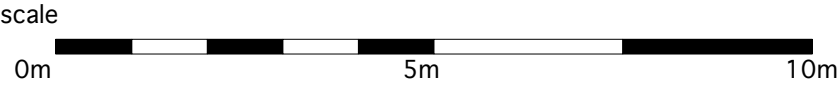
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EAST ELEVATION



WEST ELEVATION



rev	details	date
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0263c		

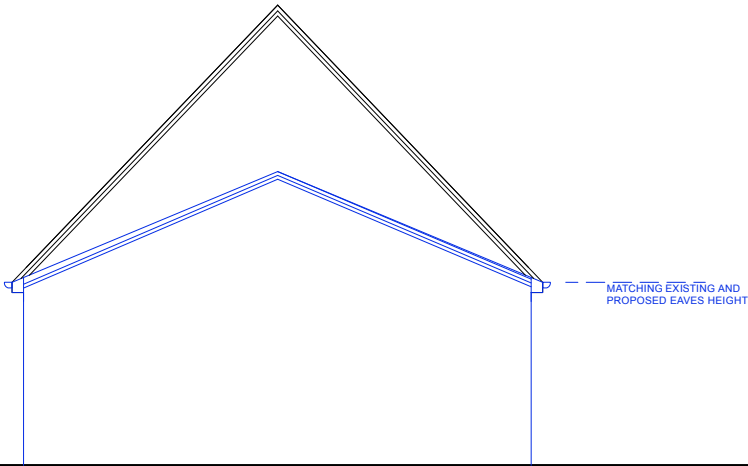
NOTES:

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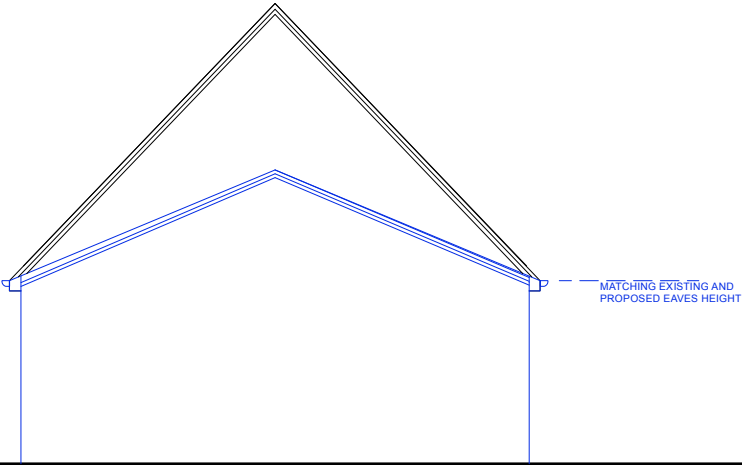
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Existing Eaves Height
and Eaves Height of
Extension identical at
2.3m



NORTH ELEVATION

Existing Eaves Height
and Eaves Height of
Extension identical at
2.3m



SOUTH ELEVATION



rev	details	date
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0264c		

2. BACKGROUND TO THE PROPOSAL

iii) The proposed scheme

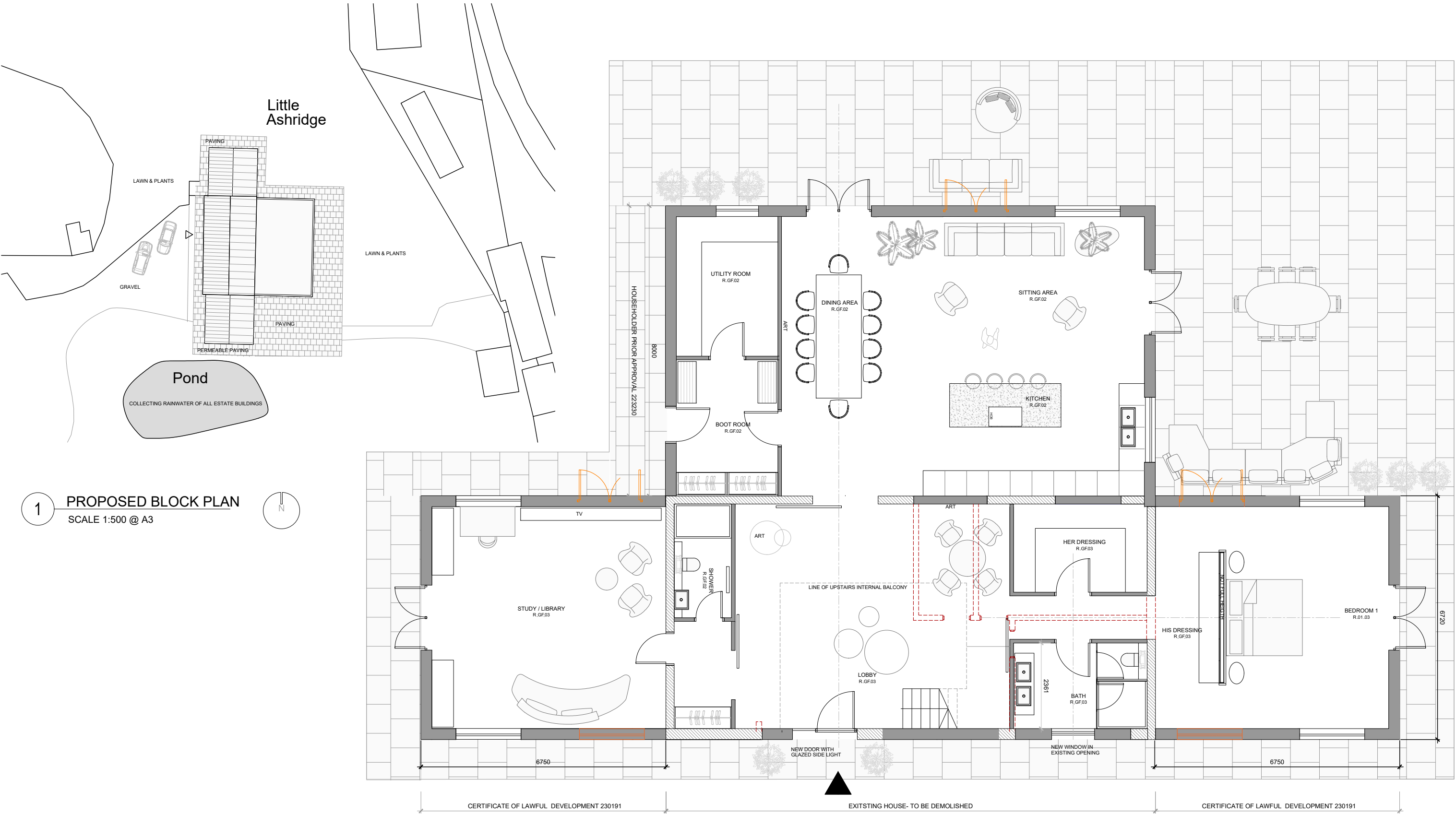
2.12 This planning application seeks to demolish the existing dwelling and to erect a new dwelling, together with an improved driveway. The dwelling design would follow the footprint, scale, bulk and mass of the existing dwelling with the previously approved side, rear and roof extensions.

2.13 Using the same footprint as the extant side and rear extensions, the new dwelling would form a 'T' shape. Identical to the prior approval first floor extension, the central section of the new dwelling would be two storey with a pitched roof. The two single storey side extensions would have a pitched roof and the rear extension would have a flat roof.

2.14 The elevations would be faced with render at ground floor, with brickwork at first floor. The pitched roofs would have clay tiles. There would be toothed brickwork on the edges of the central section. There would be uPVC

casement windows with traditional horizontal glazing bars. Some windows would have a brick soldier course above. There would be a feature full height glazed window and doors on the front elevation.

2.15 Internally, the ground floor would have a central entrance into a large lobby. In the left side extension would be a study and on the right side would be a master bedroom with dressing room and bathroom. At the rear would be an open plan kitchen, dining and living room and a utility room. There would be three doors out to a wrap-around patio surrounding the property. At first floor would be a central mezzanine with a Juliet balcony. There would be a bedroom at either end, with one shower room.



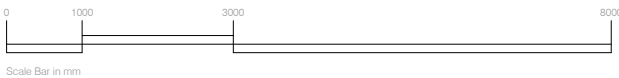
NOTES

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PRINT PDF OF THE DWG IN ACTUAL SIZE.



- DEMOLITION
- EXISTING WALL TO BE DEMOLISHED AND RE-BUILD
- PROPOSED WALL

REV	NOTES	DATE	BY
*	ISSUED FOR PLANNING	07.05.2026	ST
A	ISSUED FOR PLANNING	22.05.2026	ST

STATUS	PLANNING
PROJECT	
TITLE	LITTLE ASHRIDGE
PROPOSED PLANS	
GROUND FLOOR & BLOCK PLAN	
SCALE AT A3:	VARIES

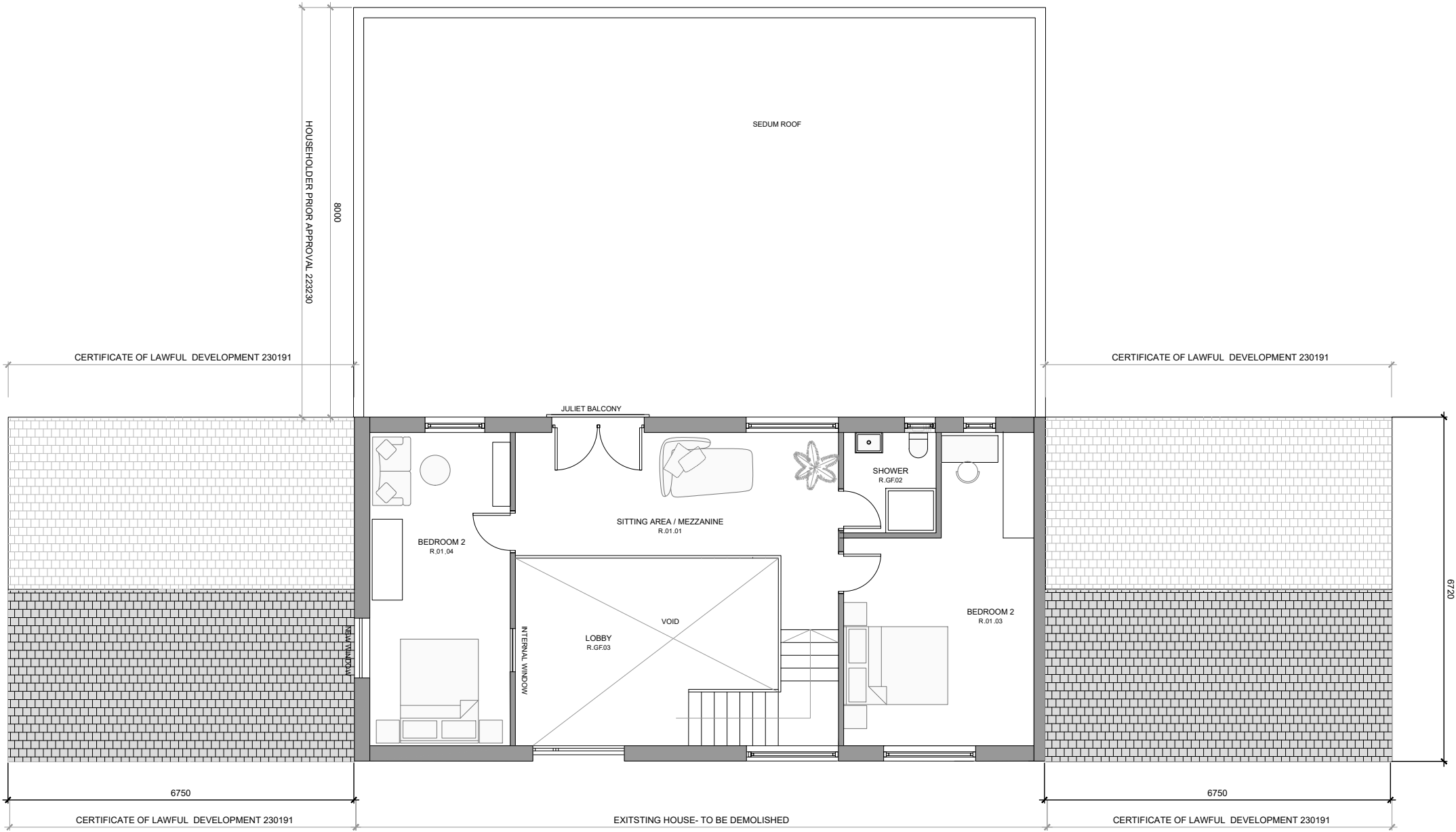
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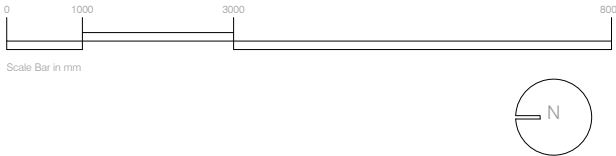
DWG NUM LAG 210

REV A



NOTES

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- DEMOLITION
- EXISTING WALL TO BE DEMOLISHED AND RE-BUILD
- PROPOSED WALL

REV	NOTES	DATE	BY
*	ISSUED FOR PLANNING	09.04.2026	ST
A	ISSUED FOR PLANNING	11.05.2026	ST

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
PROPOSED PLAN FIRST FLOOR COMBINED EXTENSIONS
SCALE AT A3: 1:100



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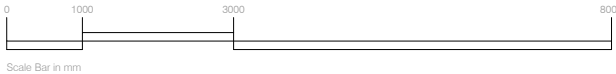
DWG NUM LAG 211

REV A



NOTES

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PRINT PDF OF THE DWG IN ACTUAL SIZE.



- DEMOLITION
- EXISTING WALL TO BE DEMOLISHED AND RE-BUILD
- PROPOSED WALL

REV	NOTES	DATE	BY
*	ISSUED FOR CIENT MEETING	02.04.2026	ST
A	ISSUED FOR PLANNING	09.04.2026	ST
B	ISSUED FOR PLANNING	11.05.2026	ST

STATUS
PLANNING

PROJECT

TITLE
LITTLE ASHRIDGE
PROPOSED FRONT & REAR ELEVATION
COMBINED EXTENSIONS

SCALE AT A3: 1:100

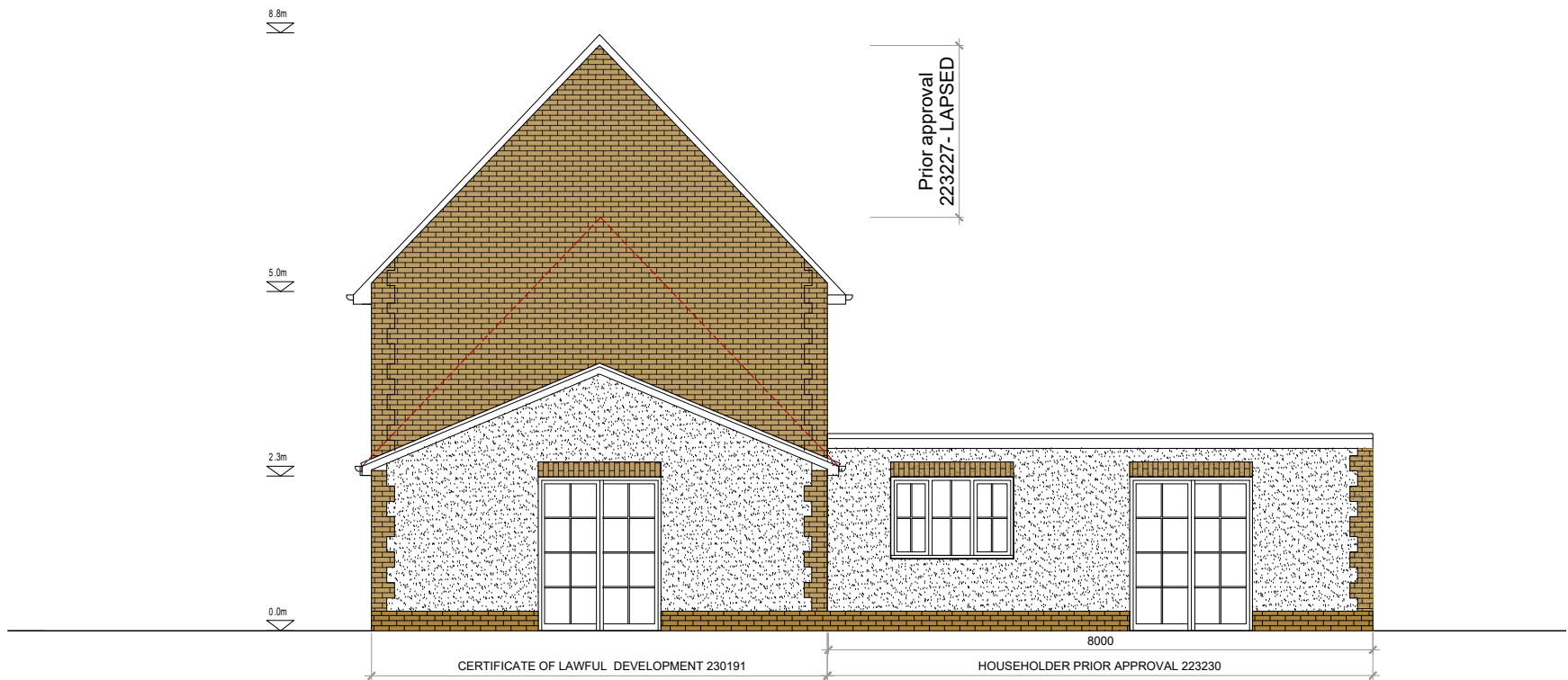
TRENT DESIGN
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LAG 250

REV B



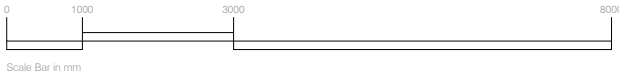
NORTH ELEVATION



SOUTH ELEVATION

NOTES

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PRINT PDF OF THE DWG IN ACTUAL SIZE.



- DEMOLITION
- EXISTING WALL TO BE DEMOLISHED AND RE-BUILD
- PROPOSED WALL

REV	NOTES	DATE	BY
*	ISSUED FOR CIENT MEETING	02.04.2026	ST
A	ISSUED FOR PLANNING	09.04.2026	ST
B	ISSUED FOR PLANNING	11.05.2026	ST

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
PROPOSED SIDE ELEVATIONS COMBINED EXTENSIONS
SCALE AT A3: 1:100

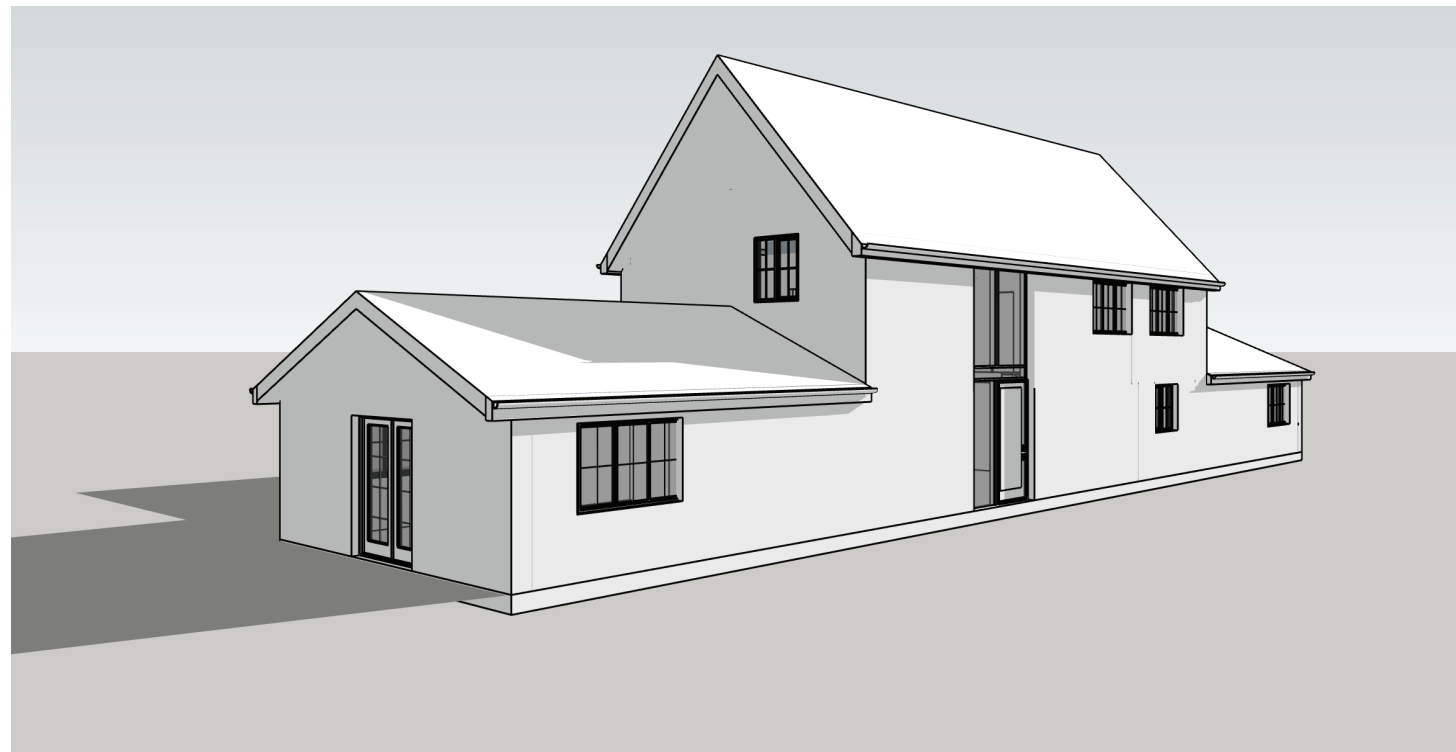


TRENT DESIGN
London

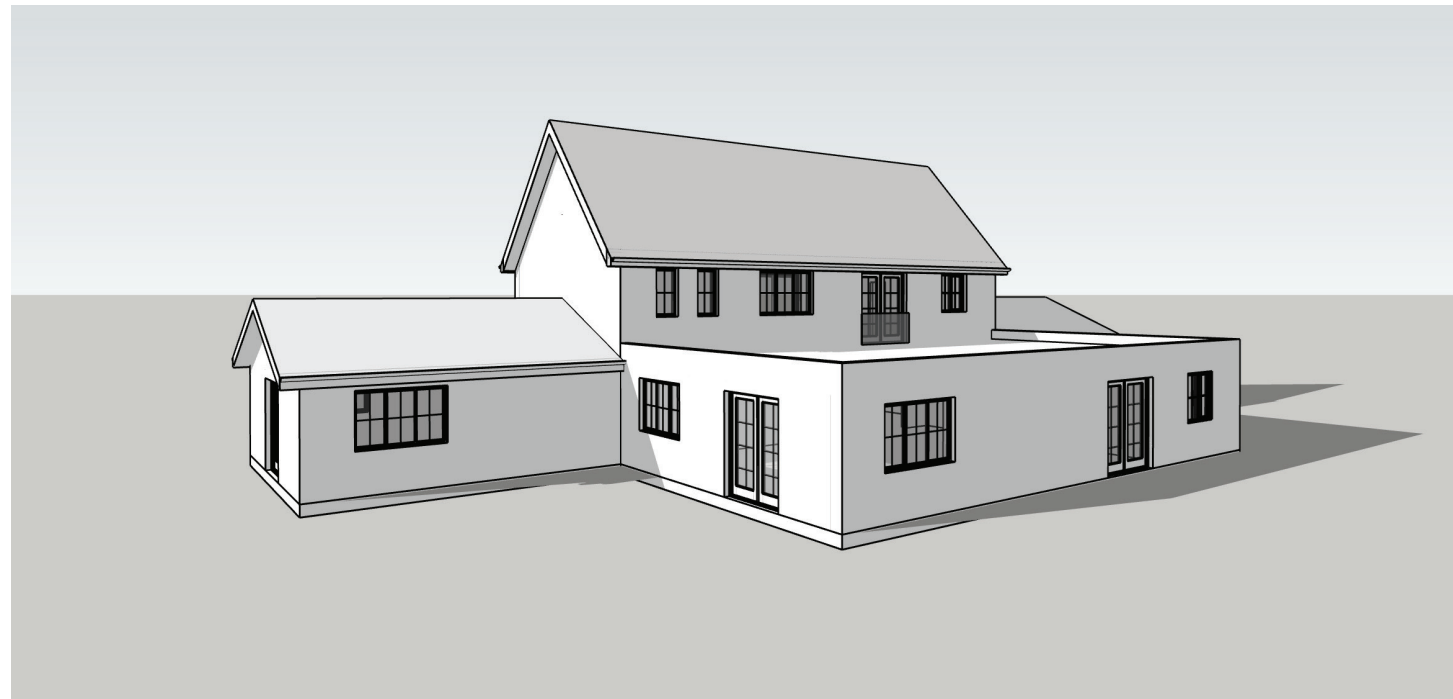
1 + 44 (0)7748870671

DWG NUM **LAG 251** REV **B**

1- Proposed scheme: Model views



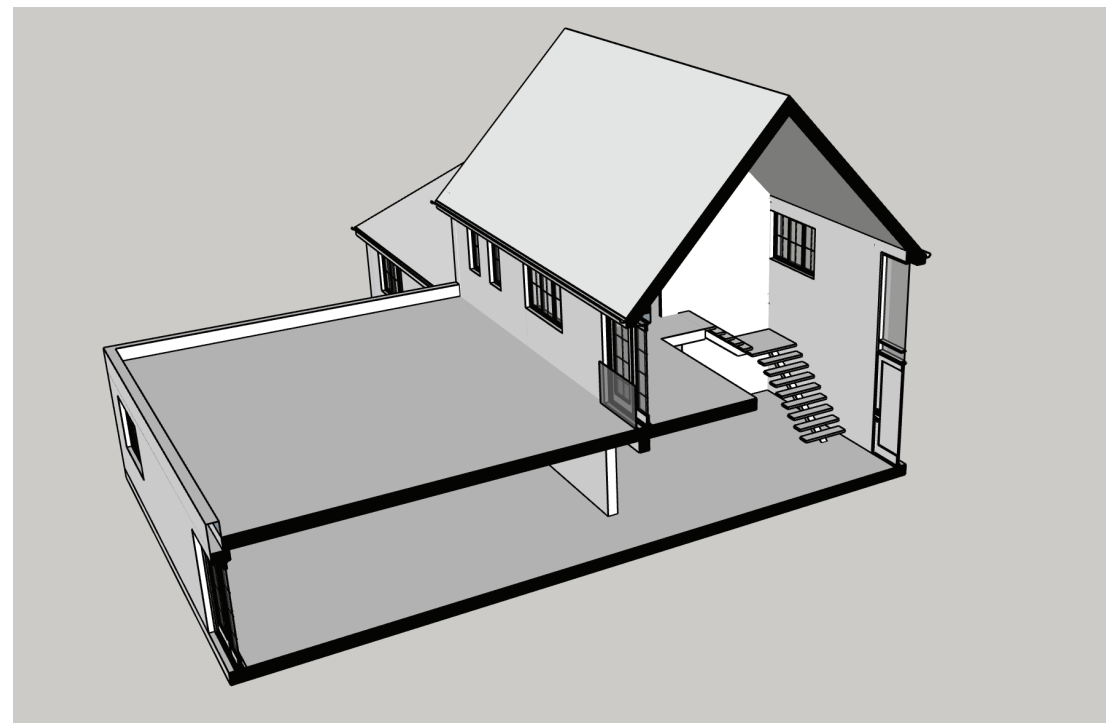
1- Proposed scheme: Model views



1- Proposed scheme: Model views



1- Proposed scheme: Model views



3. PLANNING POLICY AND OTHER CONSIDERATIONS

i) Statutory Provisions and Planning Policies

3.1 Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications and decisions to have regard to the provisions of the development plan so far as they are material to the proposal. Other relevant material considerations must also be taken into account. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that *“if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

3.2 The relevant part of the Development Plan for the area comprises the Wokingham Core Strategy (2010) and the Wokingham Managing Development Delivery (2014).

3.3 Relevant Core Strategy Policies are:

- CP1 - Sustainable development
- CP3 - General Principles for development
- CP7 - Biodiversity
- CP9 - Scale and location of development proposals
- CP11 - Proposals outside Development Limits (including countryside)

3.4 Relevant Development Management Delivery Policies are:

- CC01 - Presumption in Favour of Sustainable Development
- CC02 - Development Limits
- CC03 - Green Infrastructure, Trees and Landscaping
- CC04 - Sustainable Design and Construction
- TB21 - Landscape Character

3. PLANNING POLICY AND OTHER CONSIDERATIONS

3.5 Other material planning considerations including relevant parts of the National Planning Policy Framework (2024). Other guidance includes the Sustainable Design and Construction SPD and the Interactive Borough Design Guide.

ii) Planning policy position

3.6 The proposal comprises the like-for-like replacement of an existing dwelling in the countryside.

3.7 Core Strategy Policy CP11 relates to proposals outside of development limits, which includes the application site. This states that 'in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where...in the case of replacement dwellings the proposal must bring about environmental improvements and or not result in inappropriate increases in the scale, form or footprint of the original building.

3.8 Taking these points in turn, the application is accompanied by a Preliminary Ecological Appraisal which includes a list of ecological and biodiversity mitigation and enhancement measures. These can be included in the

3. PLANNING POLICY AND OTHER CONSIDERATIONS

scheme, covered by an appropriate planning condition. The provision of a detailed soft landscape plan, to include the planting of new trees and hedgerows, can also be made the subject of another planning condition which would further improve the environment at the site.

3.9 Regarding the scale, form and footprint, it is hugely relevant and important that there have been three recent lawful development certificate and prior approval applications confirming lawful consents to extend the property (nos. 223230, 223227 and 230191).

3.10 Regarding the footprint, these decisions confirmed that the property can be extended on both sides and to the rear without planning permission (nos. 223230 and 230191). The replacement dwelling would have an identical footprint to the existing dwelling with the lawful development extensions added. Therefore, there would be a nil increase in footprint compared to the existing

property and what can be added without planning permission.

3.11 Turning to the scale, bulk and mass, the side and rear extensions would again be the same as that allowed under permitted development rights (nos. 223230 and 230191). Regarding the central two storey element, prior approval application no. 223227 allowed the erection of a first floor with a pitched roof. The central element of the proposed dwelling would have identical dimensions to this approved extension. Therefore, there would also be no change to what has already been approved.

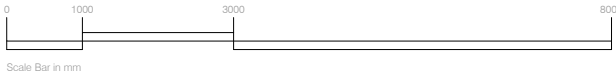
3.12 Overall, there would be no increase in footprint, form or scale compared to the existing dwelling and approved extensions. Therefore, there would be no harmful increase in scale bulk and mass, in line with Policy CP11.

3.13 The extant and previously approved extensions are shown on the proposed elevation drawings for context.



NOTES

SCALING FOR PLANNING PURPOSES ONLY.
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- DEMOLITION
- EXISTING WALL TO BE DEMOLISHED AND RE-BUILD
- PROPOSED WALL

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B	ISSUED FOR PLANNING	11.05.2026	ST

STATUS
PLANNING

PROJECT

TITLE
LITTLE ASHRIDGE
PROPOSED FRONT & REAR ELEVATION
COMBINED EXTENSIONS

SCALE AT A3: 1:100

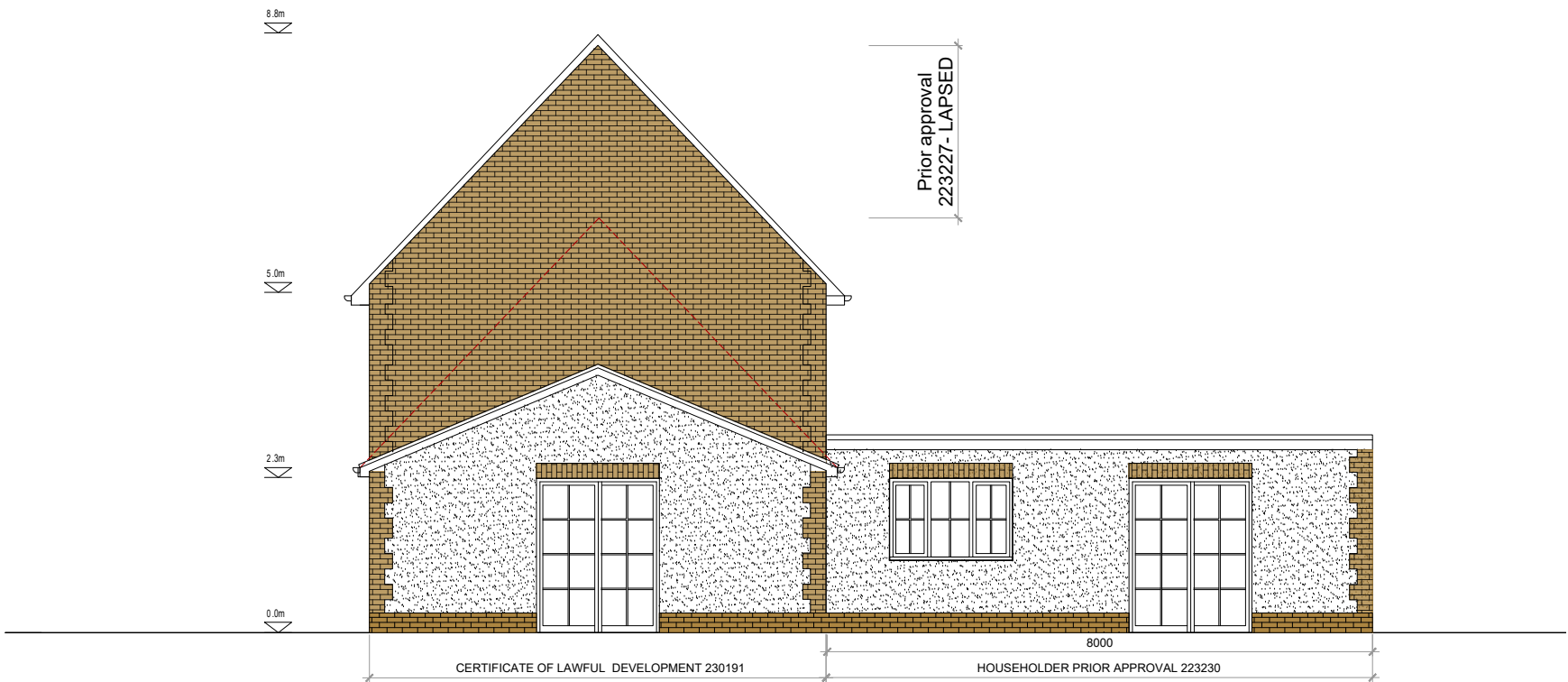
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London

LAG 250

REV B



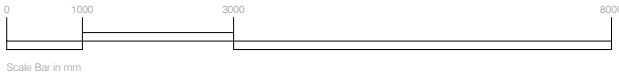
NORTH ELEVATION



SOUTH ELEVATION

NOTES

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PLANNING
PROJECT
LITTLE ASHRIDGE
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PROPOSED SIDE ELEVATIONS COMBINED EXTENSIONS
SCALE AT A3: 1:100

STATUS
PLANNING
PROJECT
LITTLE ASHRIDGE
TITLE
PROPOSED SIDE ELEVATIONS COMBINED EXTENSIONS
SCALE AT A3: 1:100

TRENT DESIGN
London

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DWG NUM LAG 251

REV B

3. PLANNING POLICY AND OTHER CONSIDERATIONS

iii) Impact upon the character and appearance of the area

3.14 As outlined above, the footprint, scale, bulk, mass and form proposed by the replacement dwelling has already been approved by extending the existing dwelling under permission nos. 223230, 223227 and 230191.

3.15 The side and rear extension elements are permitted development and can be erected at any time in perpetuity. These sections of the new dwelling will be identical in scale, bulk and mass.

3.16 The central two storey element was approved under prior approval application no. 223227. The central element would again be identical in terms of scale, bulk and mass. The Officer Report of 223227 confirmed that the creation of a two storey element would have an acceptable visual impact, stating that *"Forest Road consists of a range of different architecturally styled commercial and residential buildings which vary from single storey bungalows to larger*

two-storey detached buildings. The majority of residential properties are built of red brick although there are some with weatherboard on the upper storeys. The street scene is therefore varied. As such, a two-storey dwelling in principle would be in-keeping with the character of the area. The proposed first-floor extension would retain the original bungalow's architectural features, including the steep gable roof form, casement windows and use of materials - render over block and brickwork under a concrete tiled roof. Overall, the external appearance of the dwelling house would be acceptable."

3.17 In terms of materiality, there would be an appropriate use of render, brickwork and clay roof tiles. There would be casement windows with glazing bars. The materials are similar to that approved under 223227 which were confirmed as acceptable. The proposed dwelling would add further visual interest by incorporating toothed brickwork and soldier courses.

3. PLANNING POLICY AND OTHER CONSIDERATIONS

3.18 To enhance the site, a soft landscaping scheme can be made the subject of an appropriately worded planning condition.

iv) Impact upon residential amenity

3.19 There are no dwellings within the vicinity of the site which would be impacted by the proposed development. This was also confirmed by the Officer Report assessment of 223227.

3.20 The proposed dwelling would comfortably exceed the Minimum Internal Space Standard and there would be a large garden and as such, the scheme would create excellent living conditions for future occupiers.

v) Highways matters

3.21 The existing driveway would be improved to serve the new dwelling and to ensure that there is suitable parking and manoeuvring space for cars.

3.22 There is ample space within the curtilage for future residents to install a bike shed if they wish. It is not considered necessary for this to form part of this application.

3.23 The refuse and recycling storage and collection arrangements would remain the same as existing.

vi) Ecology and biodiversity net gain

3.24 A Preliminary Ecological Appraisal and Bat Roost Assessment has been submitted with the application. This should be reviewed for full information.

3. PLANNING POLICY AND OTHER CONSIDERATIONS

3.25 The proposed dwelling would be for the Applicant and family as their primary residence. Therefore, the application falls under the self-build exemption for biodiversity net gain. The site is less than 0.5 hectares and would be for one dwelling only, with all other criteria being met. Therefore, the application is exempt from biodiversity net gain.

vii) Drainage

3.26 The proposed dwelling would have the same footprint as already approved under the two rear and side extension applications at the site. Therefore, the dwelling would not result in an increase in footprint by comparison. The proposed patio does not require planning permission and the driveway material can be porous and thus, there would be no increase in impermeable surfaces.

3.27 The existing foul drainage arrangements would serve the new dwelling.

viii) Fire safety

3.28 A Fire Planning Statement has been submitted with the application which should be reviewed for further information.

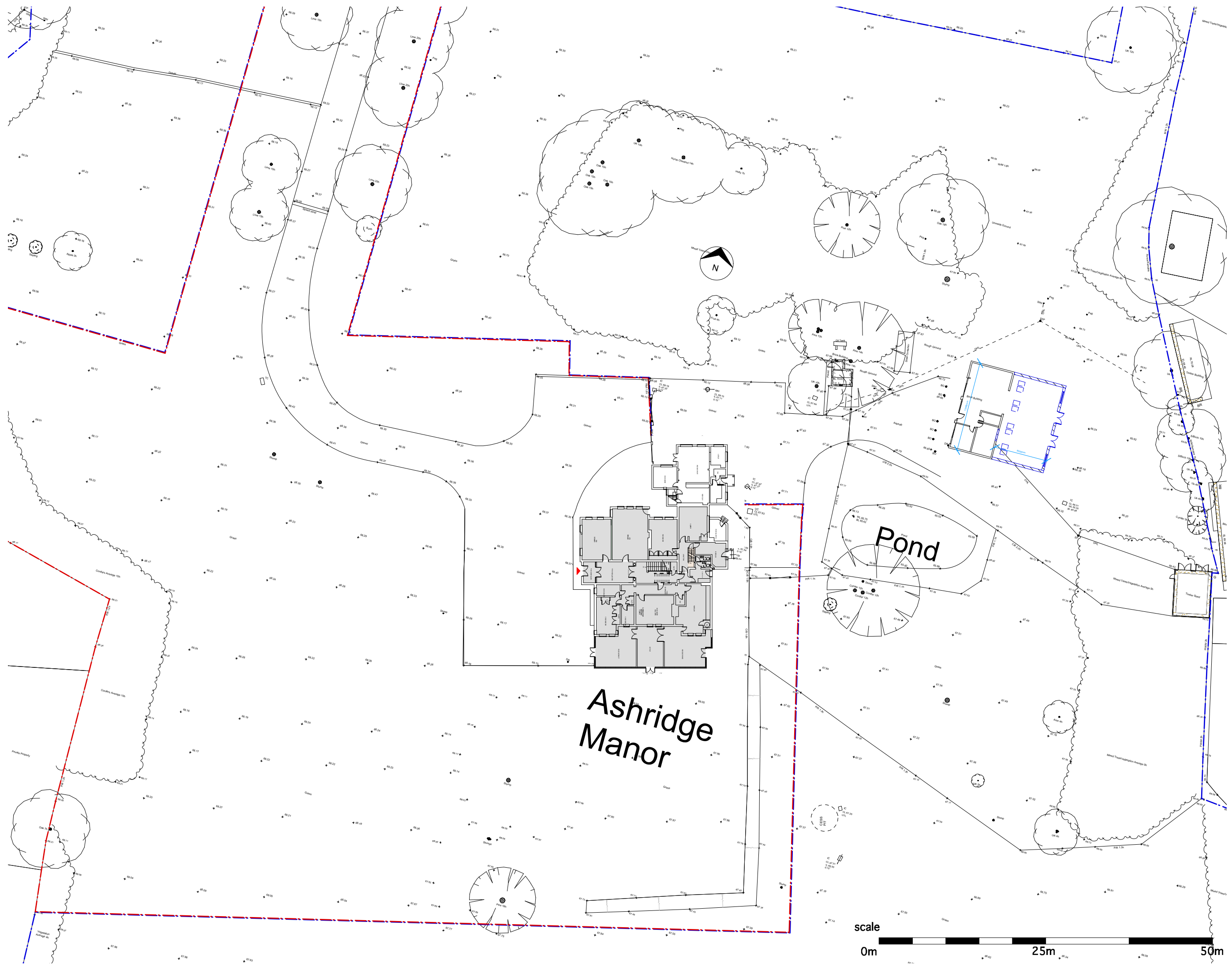
ix) Sustainability and energy efficiency

3.29 A Sustainability Statement has been submitted with the application, which outlines several initiatives which would be incorporated into the scheme.

3. PLANNING POLICY AND OTHER CONSIDERATIONS

x) Summary and conclusions

- 3.30 The replacement dwelling would have the same footprint, scale, bulk, mass and form as the existing dwelling plus the recently approved side, rear and first floor extensions. Taking the consents into account, the new dwelling would be identical to the existing dwelling once the approved extensions have been constructed. There would be appropriate facing materials including brickwork, render and clay roof tiles, with toothed brickwork and soldier courses adding visual interest. Therefore, there would be no harmful increase in scale, bulk or mass and the new dwelling would make a positive contribution to its setting.
- 3.31 A soft landscaping scheme can promote new hedgerow and tree planting which would visually improve the site and increase biodiversity. This can be covered by an appropriately worded planning condition.
- 3.32 Due to the siting of the dwelling and nature of the site and location, there would be no harmful impact upon residential amenity and the proposal would be acceptable in terms of highways, ecology, drainage and fire safety.
- 3.33 Overall, the proposal would not result in any demonstrable harm. Therefore, in line with national and local planning policies, this planning application should be approved.



NOTES:

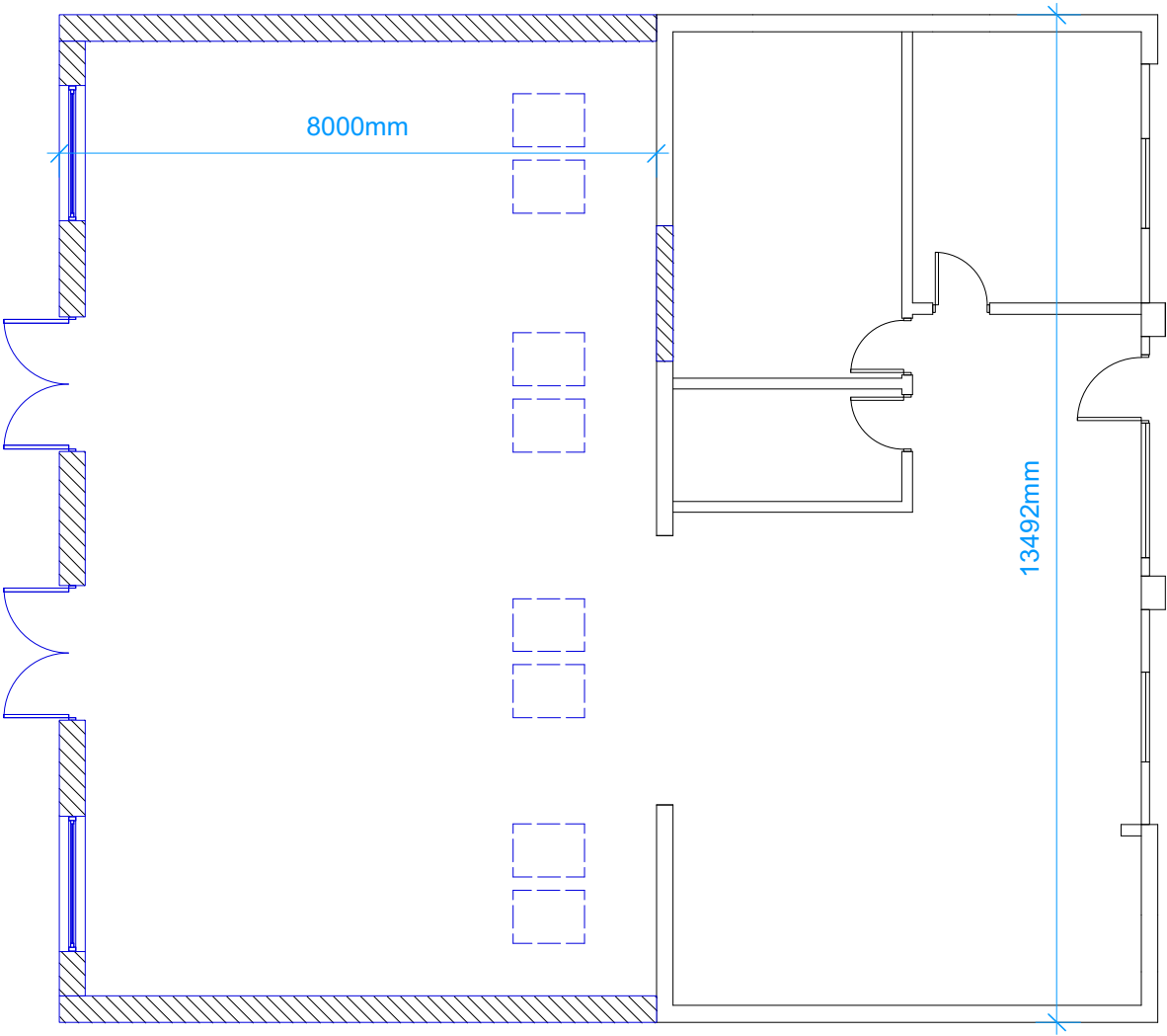
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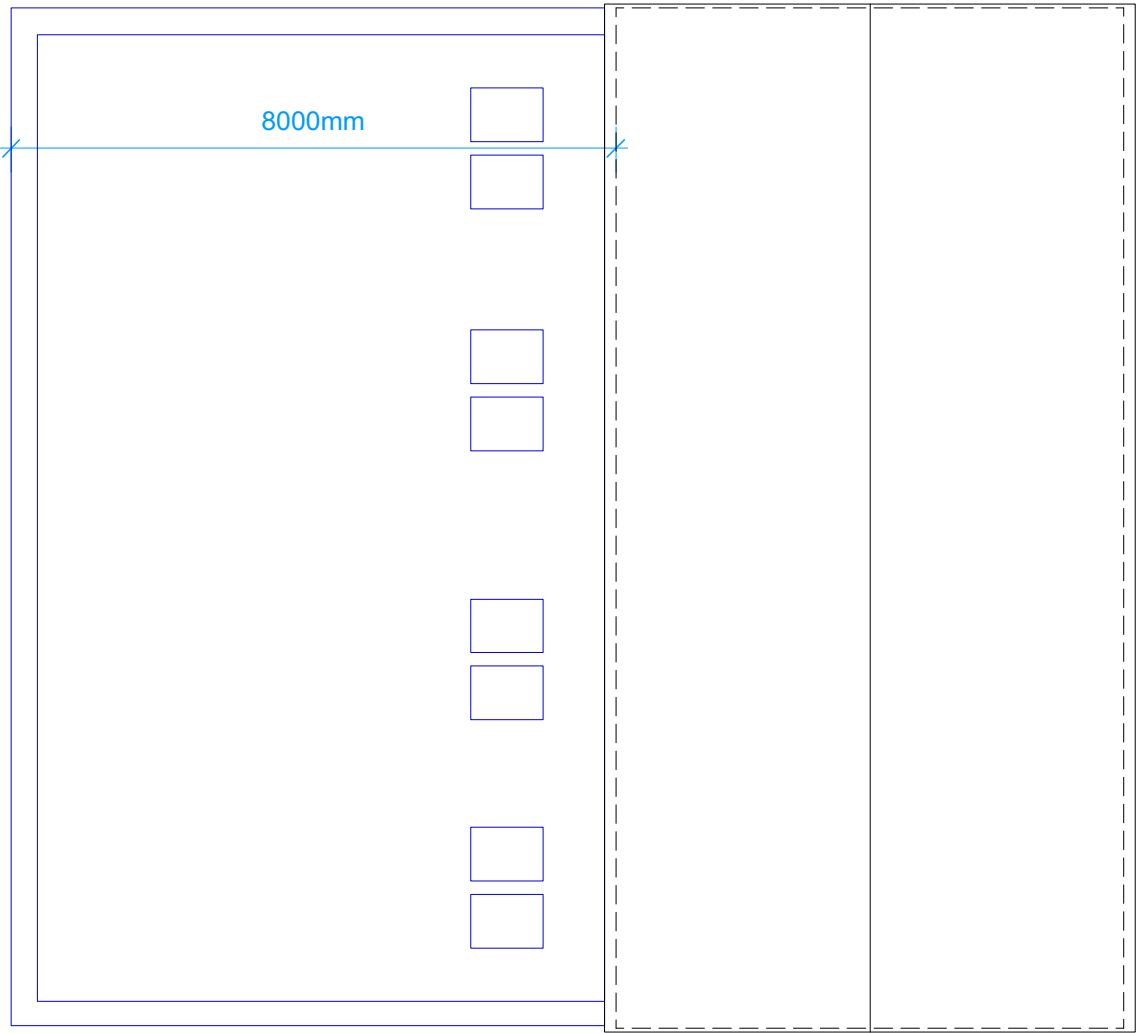
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Site Plan - rear extension AS Proposed		
Date: 1.8.22		Scale: 1:500 @ A3
Drawing Number: RHA1614-0271a		

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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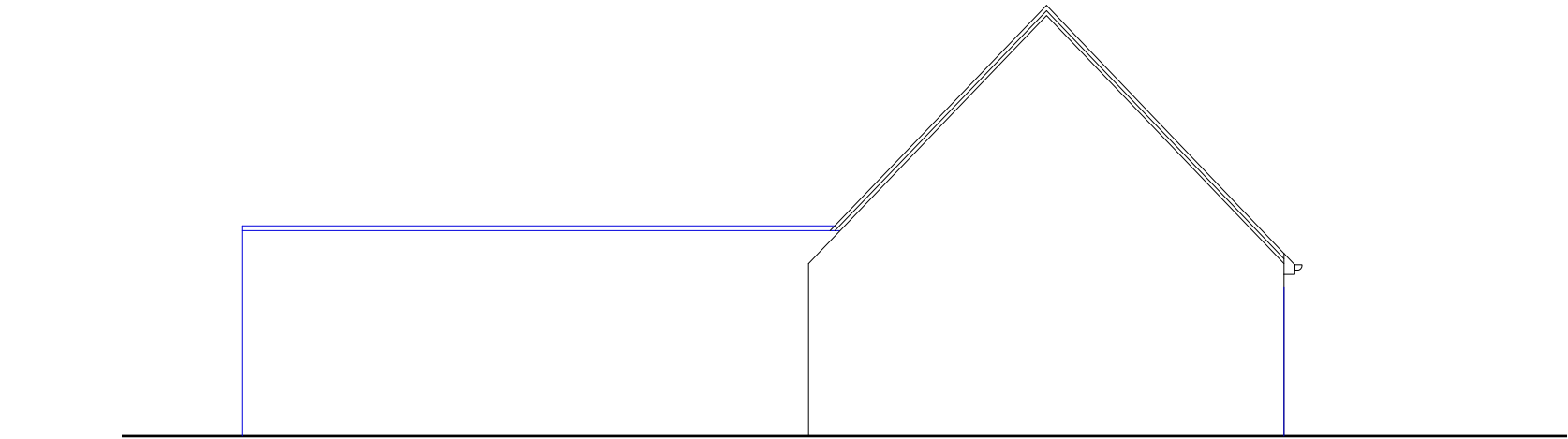
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - rear extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0272a		

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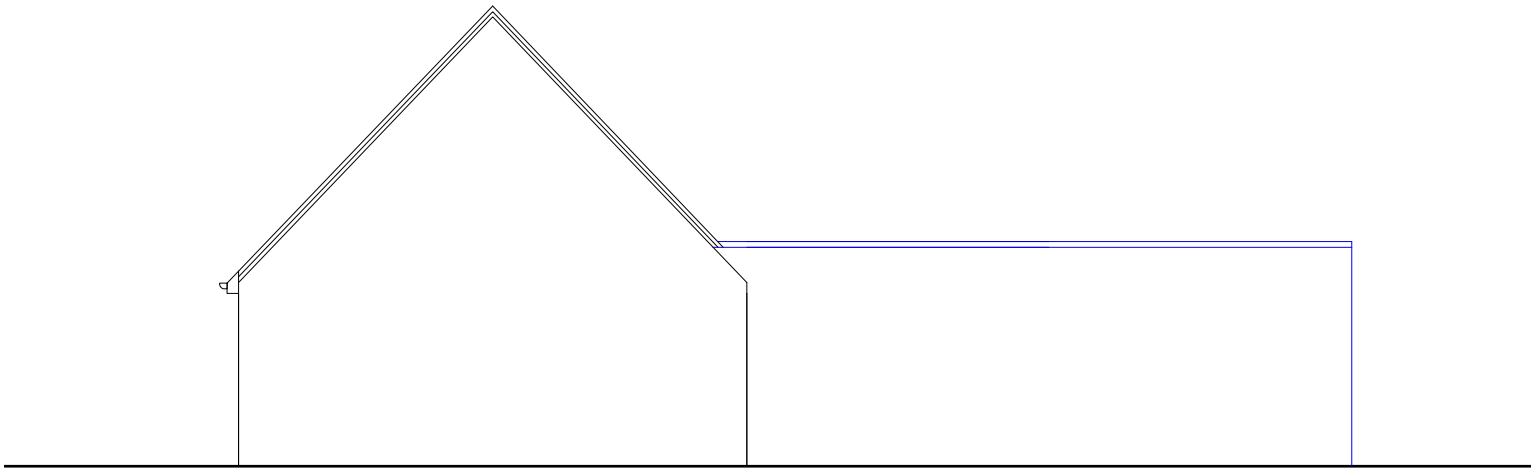
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NORTH ELEVATION



SOUTH ELEVATION



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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - rear extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0274a		

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	223230
Site Address:	Little Ashridge, Forest Road, Binfield RG40 5RB
Expiry Date:	15 December 2022
Site Visit Date:	Not required unless objection received.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
10619	Construction of detached garage.	Approved, May 1977.
12586	Removal of existing double garage to site proposed in 12783 and construction of three car garage with garden store at Ashridge Manor.	Approved, 16/04/1980
12783	Removal from existing site and re-erection of Banbury garage on site of existing wooden garage for use in connection with storage of tractor and associated equipment for estate management at Ashridge Manor.	Approved, 23/05/1980
F/2011/1989	Proposed erection of a 2- 2.4metre high fence with new gates. Retrospective.	Approved, 21/11/2011
221100	Application for a certificate of existing lawful development for the conversion of the existing triple garage and garden storage room to 1no. dwelling with private garden and parking space.	Approved, 26/05/2022.
223227	Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.00 metres.	Pending.
223334	Application for a certificate of lawfulness for the proposed erection of single storey side extensions.	Pending.

REPRESENTATIONS

Neighbours	None received
------------	---------------

APPRAISAL

Site Description: Detached dwelling.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is not subject to any wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 3 November 2022 and given the statutory 21 days to respond. No objections have been received.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

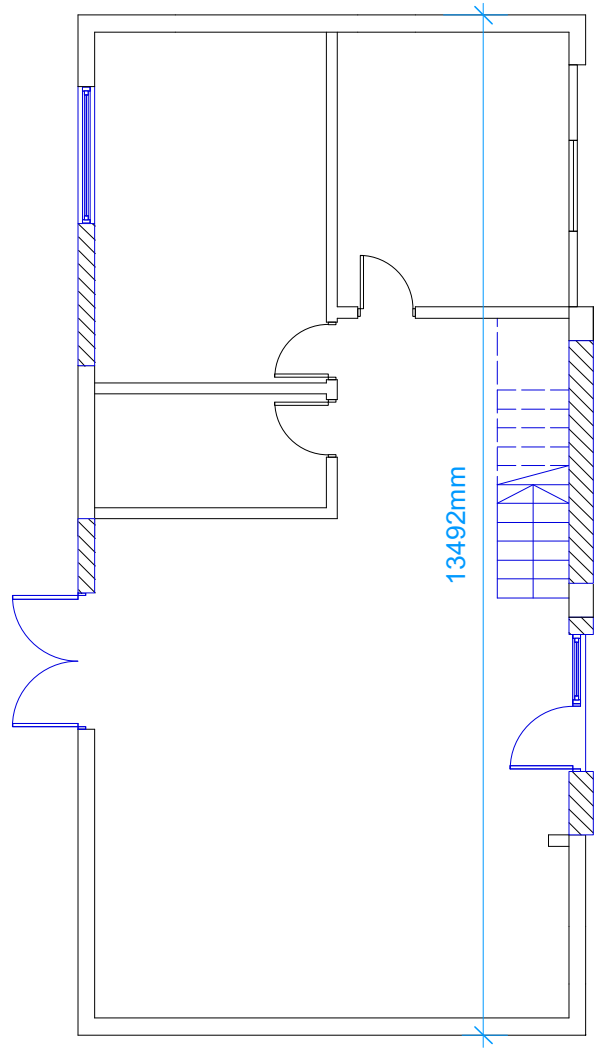
Conclusion: As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

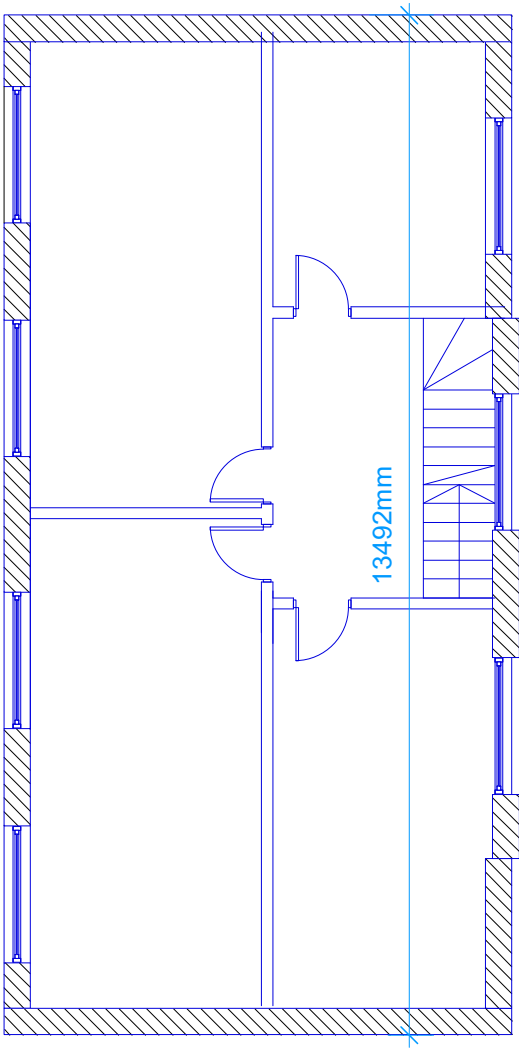
Recommendation:	Approve – Prior Approval Not Required.
Date:	14 December 2022
Earliest date for decision:	24 November 2022

Recommendation agreed by: (Authorised Officer)	
Date:	14 December 2022

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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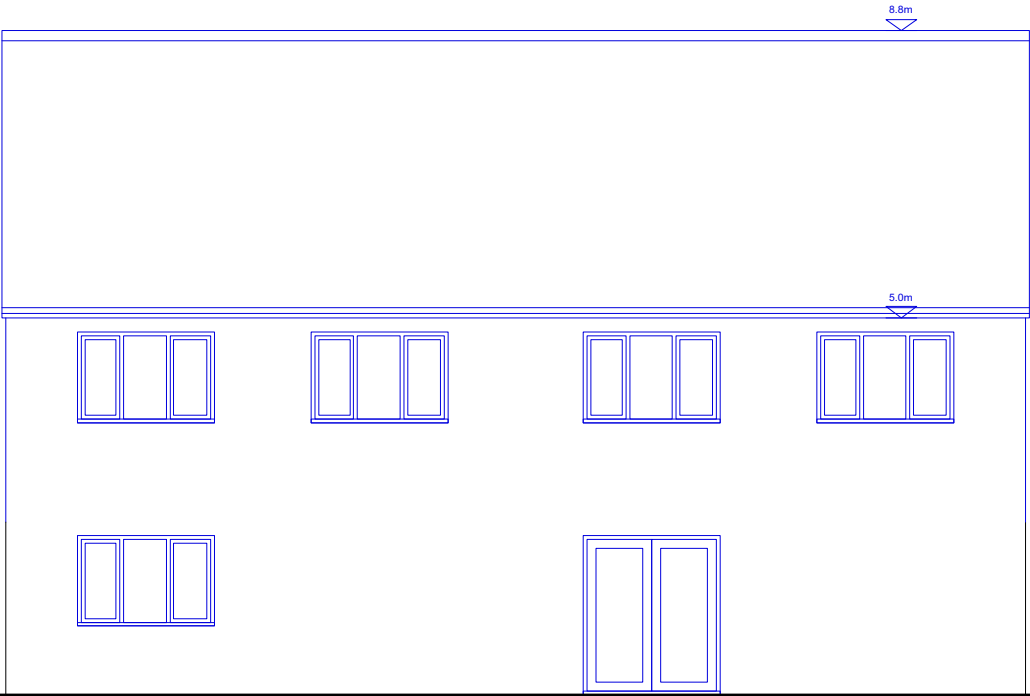
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Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - 1st floor extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0282c		

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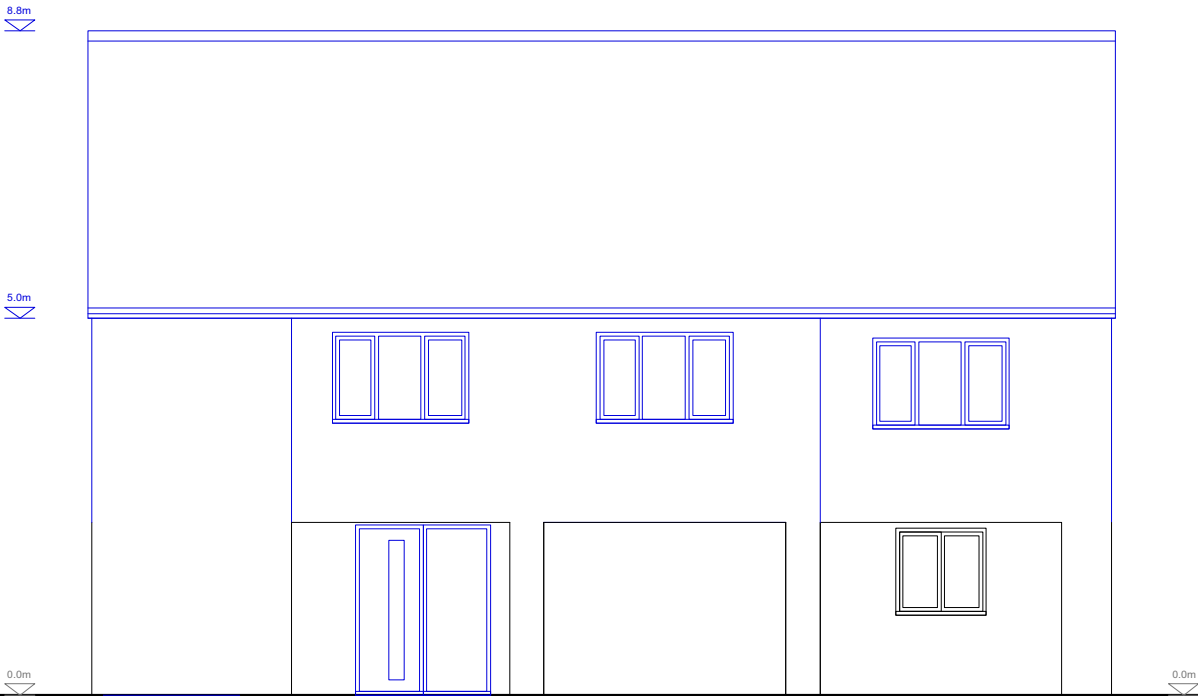
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EAST ELEVATION



WEST ELEVATION



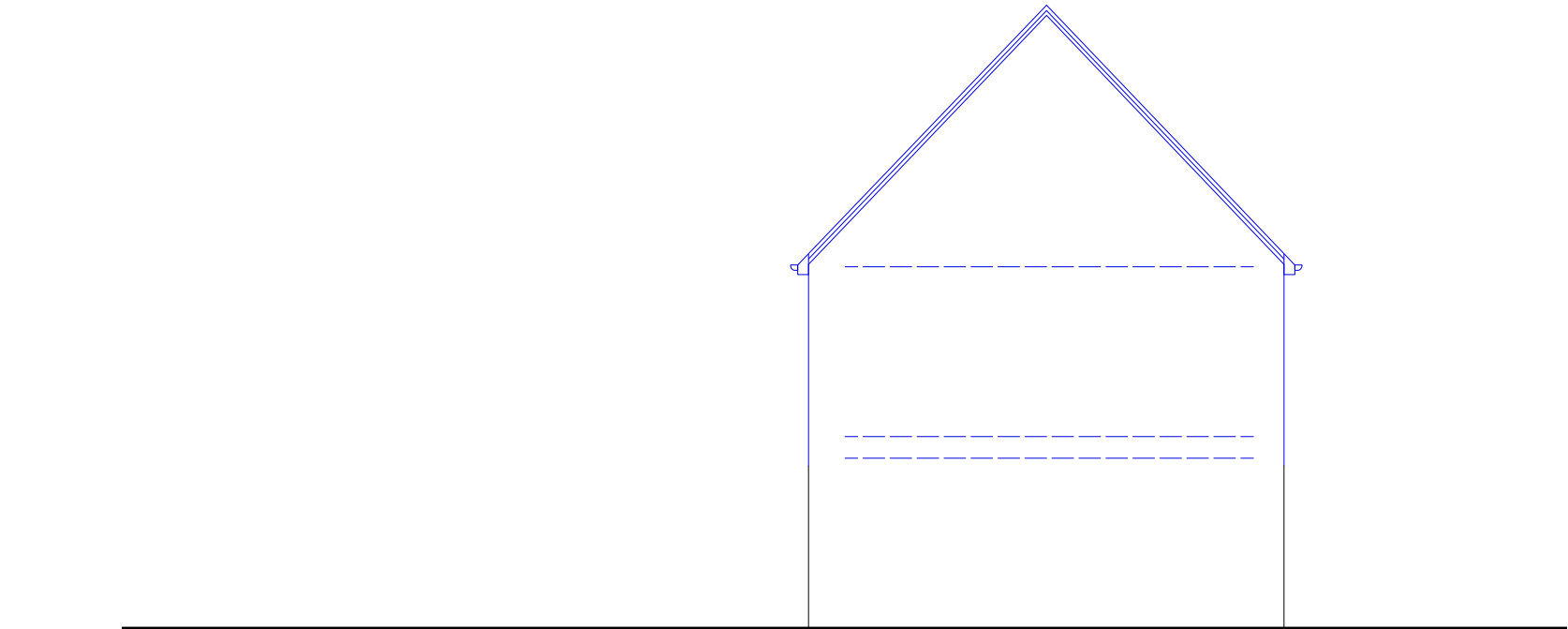
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Drawing: Little Ashridge Elevations - 1st floor extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0284a		

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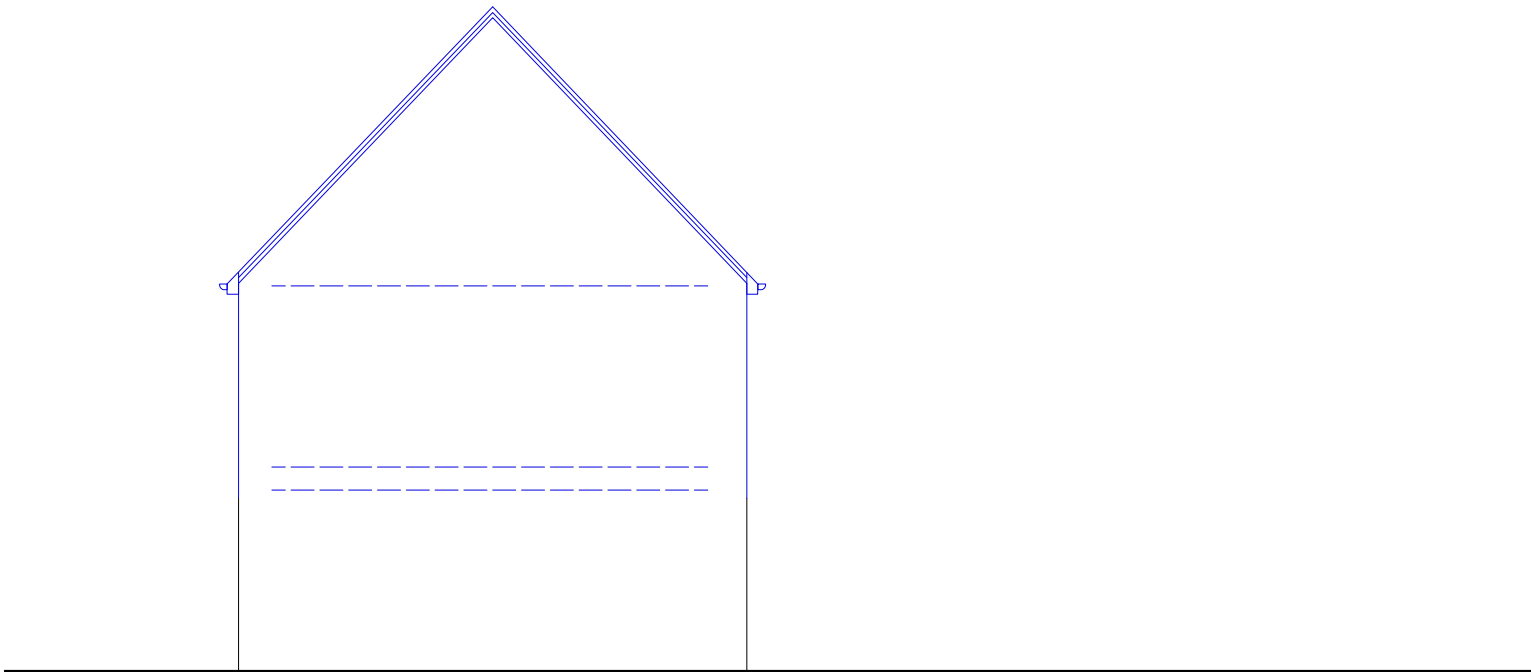
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NORTH ELEVATION



SOUTH ELEVATION



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Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0285a		

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	223227
Site Address:	Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB
Expiry Date:	27 December 2022
Site Visit Date:	03/05/2022 – See: 221100
Proposal: Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.00 metres.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Scale and Location of Development Proposals

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
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Section 57	Planning permission is needed for all development of land.
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Section 187a	Enforcement for breach of conditions
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The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
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Article 3	In conjunction with Schedule 2, Part 1 Class AA grants planning permission for the enlargement of a dwelling house by the construction of additional storeys
-----------	--

Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3
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PLANNING HISTORY

Application No.	Description	Decision & Date
10619	Construction of detached garage.	Approved, May 1977.
12586	Removal of existing double garage to site proposed in 12783 and construction of three car garage with garden store at Ashridge Manor.	Approved, 16/04/1980
12783	Removal from existing site and re-erection of Banbury garage on site of existing wooden	Approved, 23/05/1980

	garage for use in connection with storage of tractor and associated equipment for estate management at Ashridge Manor	
F/2011/1989	Proposed erection of a 2- 2.4metre high fence with new gates. Retrospective.	Approved, 21/11/2011
221100	Application for a certificate of existing lawful development for the conversion of the existing triple garage and garden storage room to 1no. dwelling with private garden and parking space	Approved, 26/05/2022.
223334	Application for a certificate of lawfulness for the proposed erection of single storey side extensions.	Refused, 14/12/2022
223230	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m	14/12/2022

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

PART AA.1 APPRAISAL

Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3 (5)	Are the building operations involved in the construction of the original building lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2	Does it consist of the enlargement of a dwellinghouse	✓	

PART AA.1 APPRAISAL

	Pt. AA	consisting of the construction of— (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or, (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction?		
7	AA.1 (a)	Has permission to use the dwelling house as a dwelling house only been granted by virtue of Class M, N, O, P, PA, or Q of Part 3 of Schedule 2?		✓
8	AA.1 (b)	Is the dwelling house located on: (a) article 2(3) land; or (b) a site of special scientific interest?		✓
9	AA.1 (c)	Was the dwellinghouse constructed before 1st July 1948 or after 28th October 2018;		✓
10	AA.1 (d)	Has the existing dwelling house been enlarged by the addition of one or more storeys above the original dwelling house, whether in reliance on the permission granted by Class AA or otherwise?		✓
11	AA.1 (e)	Following the development would the height of the highest part of the roof of the dwellinghouse exceed 18 metres?		✓
12	AA.1 (f)	Following the development would the height of the highest part of the roof of the dwellinghouse 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?		✓
13	AA.1 (g)	Where the dwellinghouse is not detached and following the development would the height of the highest part of its roof 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?		✓
14	AA.1 (h)	Would the floor to ceiling height of any additional storey, measured internally, 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?		✓

PART AA.1 APPRAISAL

15	AA.1 (i)	Would any additional storey that is constructed be on anything other than the principal part of the dwellinghouse?		✓
16	AA.1 (j)	Would the development include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development?		✓
17	AA.1 (k)	Would the development include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations?		✓

PART AA.2 APPRAISAL

Development under Class AA is permitted subject to the following conditions under part AA.2 (2):

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

The submitted plans and supporting planning statement indicate that this would be the case.

The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house.

The submitted plans indicate that this would be the case.

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.

The submitted plans indicate that this would be the case.

Following the development, the dwellinghouse must be used as a dwelling house 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 dwelling house.

This is noted.

Development under Class AA is permitted subject to the following conditions under part AA.2 (3):

Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

3 (a) (i) Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light:

The proposed development would be located well away from any neighbouring residential properties and is of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

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

Forest Road consists of a range of different architecturally styled commercial and residential buildings which vary from single storey bungalows to larger two-storey detached buildings. The majority of residential properties are built of red brick although there are some with weatherboard on the upper storeys. The street scene is therefore varied. As such, a two-storey dwelling in principle would be in-keeping with the character of the area. The proposed first-floor extension would retain the original bungalow's architectural features, including the steep gable roof form, casement windows and use of materials - render over block and brickwork under a concrete tiled roof. Overall, the external appearance of the dwelling house would be acceptable.

3 (a) (iii) Air traffic and defence asset impacts of the development:

Due to the scale of the development and the location of the site it is not considered any harmful impact would arise with regard to air traffic and defence assets.

3 (a) (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 2012⁴⁴ issued by the Secretary of State:

The development would not impact the identified views.

3 (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 can be attached as a condition.

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

This can be attached as a condition.

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

This is noted.

**3 (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.

This is noted.

PART AA.3 APPRAISAL

The provisions of paragraph AA.3 (prior approval process):

The application must be accompanied by-

- (a) a written description of the proposed development including details of any works proposed;*
- (b) a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and*
- (c) a plan which is drawn to an identified scale and shows;*
 - (i) the existing and proposed elevations of the dwellinghouse*
 - (ii) the position and dimensions of the proposed windows and,*

A written description as contained in the application form and supporting statement along with the relevant plans have been submitted.

The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or*
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to the development in question.*

As indicated above, satisfactory information has been submitted enabling the local authority to determine the application.

The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which:

- (a) describes the proposed development, including the maximum height of the proposed additional storeys;*
- (b) provides the address of the proposed development; and*
- (c) specifies the date, which must not be less than 21 days from the date the notice is given, by which representations are to be received by the local planning authority.*

a)

Letters were sent to neighbouring properties on 1 November 2023. No written representations being received.

Where the application relates to prior approval as to the impact on air traffic or defence assets, the local planning authority must consult any relevant operators of aerodromes, technical sites or defence assets and where appropriate the Civil Aviation Authority and the Secretary of State for Defence.

This is noted.

Where an aerodrome, technical site or defence asset is identified on a safeguarding map provided to the local planning authority, the local planning authority must not grant prior approval contrary to the advice of the operator of the aerodrome, technical site or defence asset, the Civil Aviation Authority or the Secretary of State for Defence

This is noted.

Where the application relates to prior approval as to the impact on protected views, the local planning authority must consult Historic England, the Mayor of London and any local planning authorities identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State

This is noted.

The local planning authority must notify the consultees referred to in sub-paragraphs (6) and (8) specifying the date by which they must respond, being not less than 21 days from the date the notice is given

This is noted.

The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include assessments of impacts or risks, statements setting out how impacts or risks are to be mitigated; or details of proposed building or other operations.

This is noted.

The local planning authority must, when determining an application, a) take into account any representations made to them as a result of any consultation under sub-paragraphs (6) or (8); b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

Case law has established that the local planning authority can only have regard to matters relevant to the subject matter of the prior approval.

The site and access to the site lies outside the 5km buffer of the Thames Basin Heath (TBH) Special Protection Area (SPA) and as it only involves the erection of a modest extension, it would not trigger the requirement for an Appropriate Assessment in respect of impact on the TBH SPA.

There are no other particular aspects of the NPFF that would be able to be considered relevant to the subject matter of the prior notification application.

Discussion regarding the potential contamination of the site is contained in the relevant section of this report above.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	19 December 2022
Earliest date for decision:	22 November 2022

Recommendation agreed by: (Authorised Officer)	
Date:	20/12/22

PN CLASS AA RESI STOREYS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 December 2022

Application Number: 223227

Location: Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB

Proposal: Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.00 metres.

Recommendation: Approve

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered RHA1614-0282c, RHA1614-0283a, RHA1614-0284a and RHA1614-0285a received by the local planning authority on 27/10/2022 and 01/11/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: 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.

Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

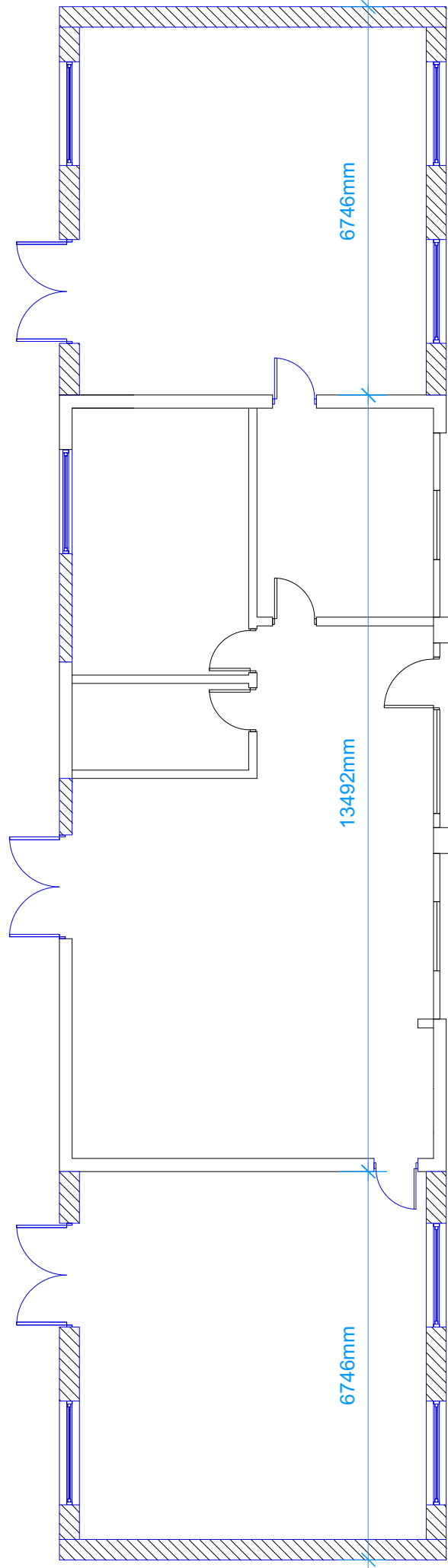
Recommendation and conditions/reasons agreed:



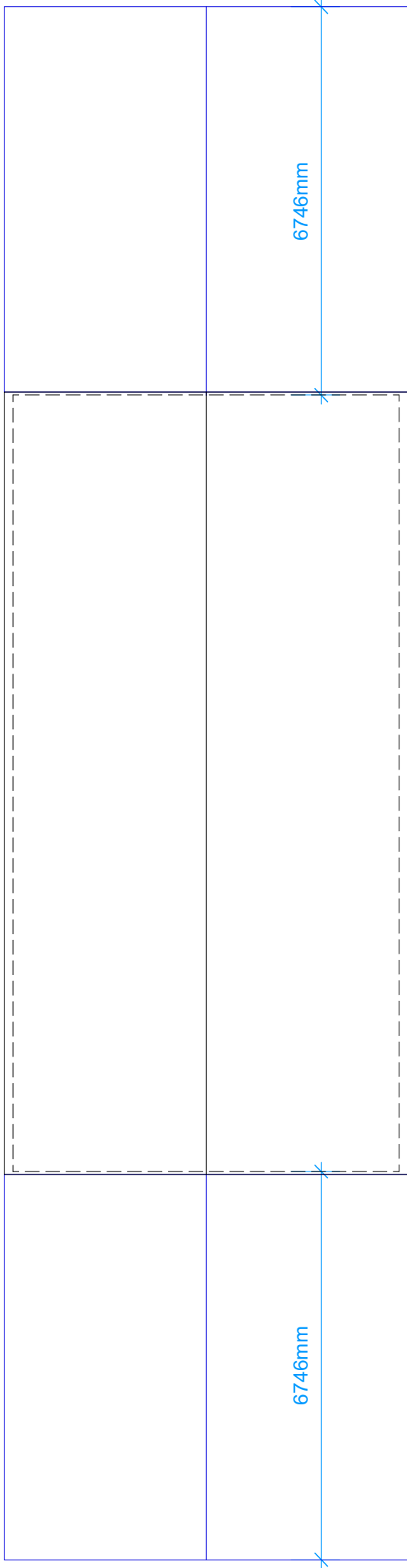
Date: 20/12/22

REMEMBER - The earliest date for a decision on this application is: **22 November 2022**

GROUND FLOOR PLAN



ROOF PLAN



NOTES:

Do not scale off this drawing.

Any errors or omissions to be reported to ROGER HARRISON ARCHITECTURE immediately.

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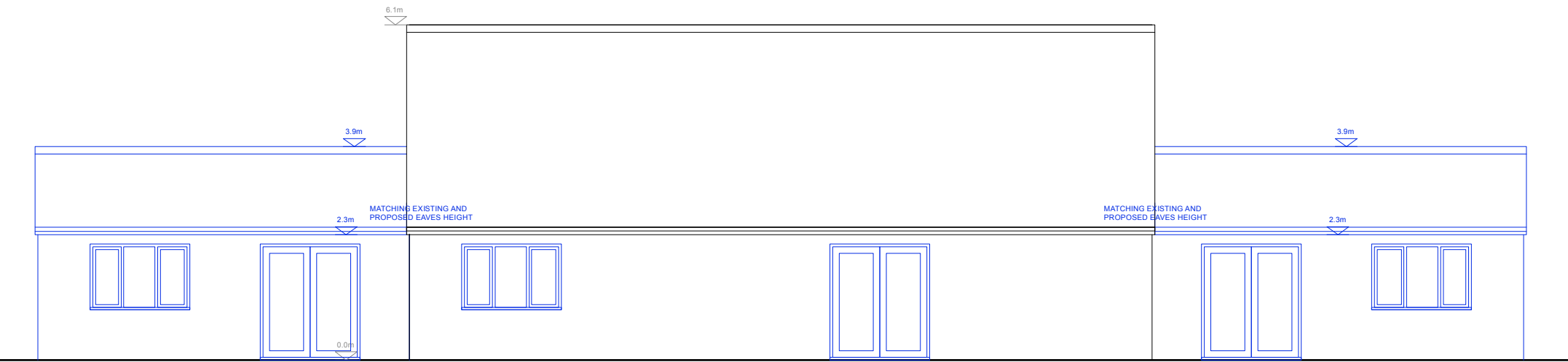
rev	details	date
ROGER HARRISON ARCHITECTURE		
30 Abbey Road West Bridgford Nottingham NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Plans - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0262a		

NOTES:

Do not scale off this drawing.

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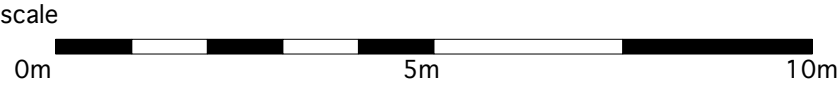
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EAST ELEVATION



WEST ELEVATION



rev	details	date
ROGER HARRISON ARCHITECTURE		
30 Abbey Road, West Bridgford Nottingham, NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0263c		

NOTES:

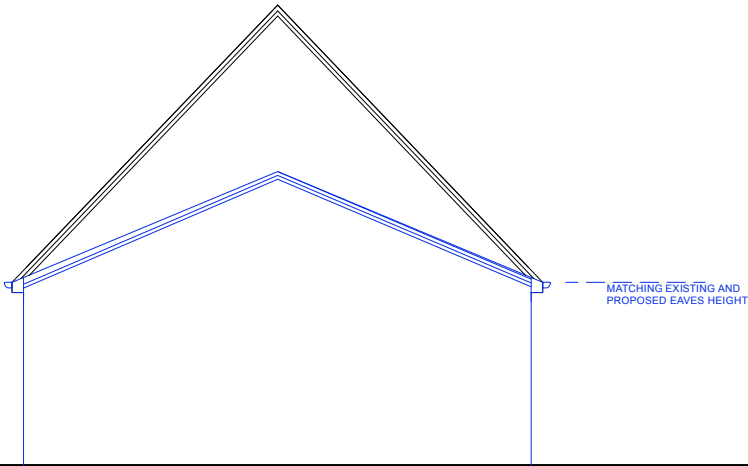
Do not scale off this drawing.

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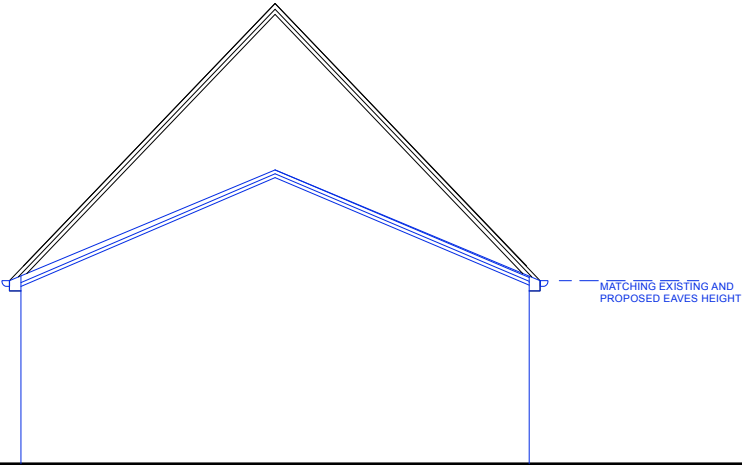
Existing Eaves Height
and Eaves Height of
Extension identical at
2.3m

NORTH ELEVATION



Existing Eaves Height
and Eaves Height of
Extension identical at
2.3m

SOUTH ELEVATION



rev	details	date
ROGER HARRISON ARCHITECTURE		
30 Abbey Road, West Bridgford Nottingham, NG2 5NF T: 0115 982 1564 E: studio@rharrison.co.uk W: www.rharrison.co.uk		
Project: Ashridge Manor		
Client: Mr G Mosses		
Drawing: Little Ashridge Elevations - side extension AS PROPOSED		
Date: 1.8.22	Scale: 1:100 @ A3	
Drawing Number: RHA1614-0264c		

Received Date:	25 January 2023
Expires:	22 March 2023
Application Number:	230191
Site:	Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB
Application:	Application for a certificate of lawfulness for the proposed single storey side extension to existing detached bungalow.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
221100	Application for a certificate of existing lawful development for the conversion of the existing triple garage and garden storage room to 1no. dwelling with private garden and parking space	08/06/2022	Approved	None
223227	Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.00 metres.	20/12/2022	Approved	None
223230	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	20/12/2022	Prior Approval not required	None
223334	Application for a certificate of lawfulness for the proposed erection of single storey side extensions.	07/11/2022	Refused	None

2. Site Description

Detached dwelling.

3. Land/ Property Designations

- There are no listed buildings at the site and the property is not within 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).
- The site is not subject to any wildlife or habitat designations.

4. Legislation

Town and Country Planning Act 1990 (as amended)

s.55 Provides that '*development*' includes the carrying out of building operations on land, and '*building operations*' includes structural alterations or additions to buildings.

- s.57 Planning permission is needed for all development of land.
- s.187a Enforcement for breach of conditions
- s.192 Applications for Certificates of Lawfulness of proposed use or development.
- s.191 Defines operations as 'lawful' if:
- (a) No enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
- (b) They do not constitute a contravention of any of the requirements of any enforcement notice then in force.

Town and Country Planning (General Permitted Development) Order 2015 (GPDO)

- Article 3 In conjunction with Schedule 2 (Part 1) (Class A) grants planning permission for the "*enlargement, improvement or other alteration of a dwellinghouse*".
- Article 4 Provides that the planning authority may give direction to restrict the effect of Article 3.

5. The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

6. Relevant details of the proposal:

The proposed development is for two single storey side extensions, one each side of the existing building.

7. Assessment against legislation:

			Yes	No
s.55	1	Does it constitute development?	✓	
s.191	2	Would it be contrary to an enforcement notice?		✓
s.187a Art.3 (4)	3	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
Art.3 (5)	4	Are the building operations involved in the construction of the original building and the existing use lawful?	✓	
Art.3 (6)	5	Does it involve the formation, laying out or material widening of a means of access to an existing highway which is a trunk or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons?		✓
Art.4	6	Is there an 'Article 4 Direction' in effect for the site?		✓
Sch.2 Pt. 1	7	Does it consist of enlargement, improvement or other alteration of a dwellinghouse?	✓	

			Yes	No
A				
A.1(a)	8	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?		✓
A.1(b)	9	Would the total area of ground covered by buildings (other than the original dwelling) exceed 50% of the total area of the curtilage?		✓
A.1(c)	10	Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?		✓
A.1(d)	11	Would 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?		✓
A.1(e)	12	Would the enlarged part of the dwellinghouse extend beyond a wall which - (i) fronts the principal elevation of the original house; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?		✓
A.1(f)	13	If the enlarged part of the dwellinghouse is single storey, would it either: (i) extend beyond the rear wall of the original dwellinghouse by more than: 4 metres in the case of a detached dwellinghouse 3 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height		✓
A.1(g)	14	For a dwellinghouse not in article 2 (3) land (incl conservation area) if the enlarged part of the dwellinghouse is single-storey, would it either (i) extend beyond the rear wall of the original dwellinghouse by more than: 8 metres in the case of a detached dwellinghouse 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height NB: As per Para A.4 of Part 1 of for development that exceeds the limits in para A.1 (f) (question 13) but is allowed by para A.1 (g) (question 14) <u>Prior Approval via the 'Neighbours Notification Scheme' is required</u>	N/A	N/A
A.1(h)	15	If the extension would be more than a single storey would it: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of the rear boundary of the curtilage.		✓
A.1(i)	16	Would the enlarged part of the dwellinghouse would be within 2 metres of the boundary with an eaves height in excess of 3 metres?		✓

			Yes	No
A.1(j)	17	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and: (i) exceed 4 metres in height, (ii) have more than a single storey, or (ii) have a width greater than half the width of the original dwellinghouse		✓
A.1(k)	18	Would the development consist of or include: (i) the construction or provision of a verandah, 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.		✓
A.2(a)	19	Article 2(3) land (inc. conservation areas): a. Would the development consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	N/A	N/A
A.2(b)	20	b. Would the extension extend beyond a wall forming a side elevation of the original dwellinghouse?	N/A	N/A
A.2(c)	21	c. Would the extension have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	N/A	N/A
	22	Would it affect or be within the Root Protection Area of a TPO'd tree? <i>* Does not affect Article 3 permission but separate TPO approval will likely be needed.</i>	*	✓

The proposed single storey side extensions constitute development and thus requires planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

DRAFT APPROVED

Development Management Team Leader

Date: 1.3.2023