

Supporting Information – Prior Approval Application

Site: 19 Mill Lane

Proposal: Conservatory extending 3.0 m beyond the existing 3.0 m rear extension (total projection 6.0 m)

1. Description of Development

The property is a semi-detached dwelling with an **existing single-storey rear extension projecting 3.0 m** from the original rear wall.

This application seeks Prior Approval for a **further 3.0 m deep conservatory**, resulting in a **total rear projection of 6.0 m**, which is **within the 6.0 m allowance** for semi-detached houses under the Larger Home Extension Prior Approval scheme. All measurements are taken from the original rear wall of the dwelling as defined under permitted development legislation. The application is submitted under the Neighbour Consultation Scheme for larger home extensions.

The conservatory will be single storey with:

- **Maximum height:** 3.0 m (in accordance with the permitted development height limit for structures within 2.0 m of a boundary)
- **Eaves height:** approximately **2.1 m**
- **Lightweight glazed construction**

All existing external rear walls and door openings will remain in situ. The conservatory is an independent addition attached to the existing extension and does not involve the removal of the original rear wall of the dwelling.

The proposal constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and prior approval is sought only in respect of neighbour amenity.

The proposed conservatory, when taken together with all existing extensions and outbuildings, will not exceed 50% of the total curtilage area of the original dwellinghouse. The site coverage remains well below this threshold.

2. Relationship with No. 21 (Adjoining Semi-Detached Property)

The neighbouring property at No. 21 already benefits from a **rear extension and conservatory with an overall projection of approximately 7.0 m**.

The proposed development at No. 19 will have a **smaller total projection of 6.0 m**, ensuring it remains clearly subordinate in scale.

The conservatory is set in from the side wall, and the shared boundary benefits from a **longstanding historic brick wall**, providing effective physical screening.

The existing single-storey extension is set in from the shared boundary by approximately 0.30 m.

The proposed conservatory will be set in a further approximately 0.35 m from the edge of the existing extension, resulting in a clear separation from the boundary and ensuring the structure does not sit on the boundary line.

A **Party Wall Agreement** has been signed & dated and retained for records. The owners of No. 21 have inspected the proposals and confirmed they have **no concerns**.

3. Relationship with No. 17 (Detached Property)

No. 17 is a **substantially larger detached dwelling** positioned at a **higher ground level**.

Key spatial relationships:

- The conservatory sits **over 3.0 m from the boundary**
- There is **over 8.0 m separation** to the actual structure of No. 17
- The boundary contains **dense vegetation and overgrowth**, providing additional screening

Given the **distance, level difference, scale of No. 17, and screening**, the proposal will not appear overbearing and will not result in any loss of light or outlook.

The occupants of No. 17 have been informed and have indicated **no objection**.

4. Design and Materials

The conservatory will be constructed using an **Ultraframe glazed roof system** with full-height glazing and no dwarf walls.

This results in:

- A **lightweight and transparent structure**
- Minimal visual mass
- Preservation of natural light to neighbouring gardens

The system is manufactured to recognised British Standards with BBA certification.

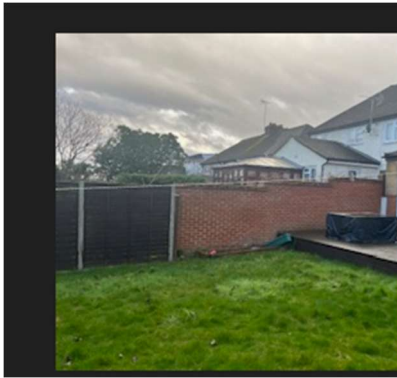
The conservatory will be constructed in accordance with Building Regulations requirements. It will be thermally separated from the existing dwelling by retained external doors and will be provided with an independent heating source. The structure will not form part of the principal heated envelope of the dwelling.

5. Rear Aspect and Privacy

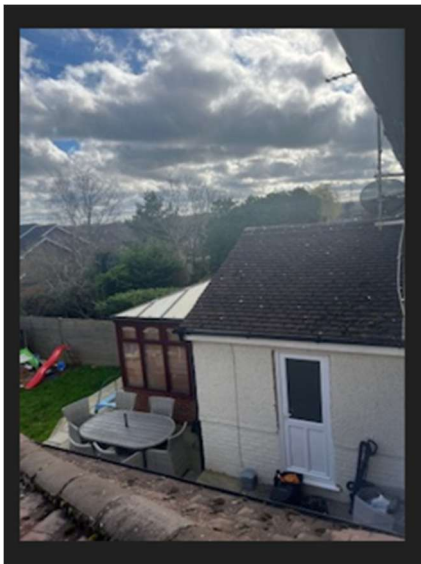
The rear of the property faces **public open parkland** with **no residential properties behind**, ensuring:

- No overlooking
- No loss of privacy
- No impact on residential amenity to the rear

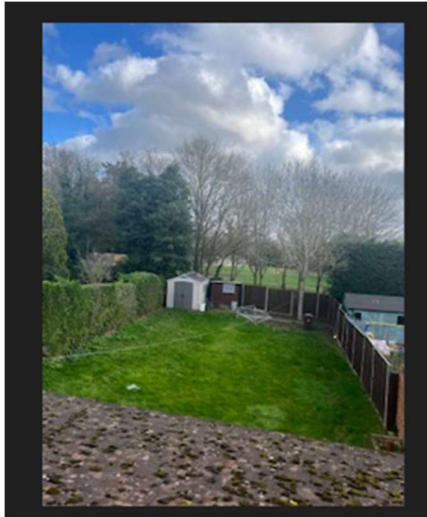
Photos



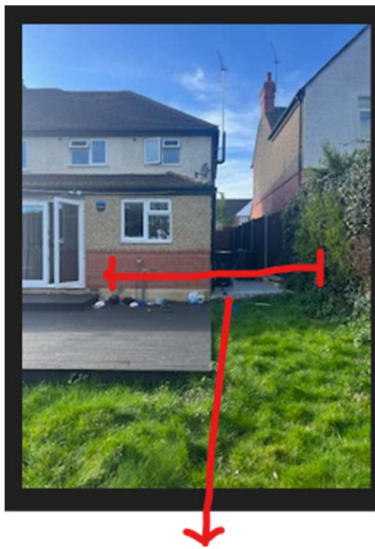
The historic high brick boundary wall between No.21 & No.19 is seen clearly above



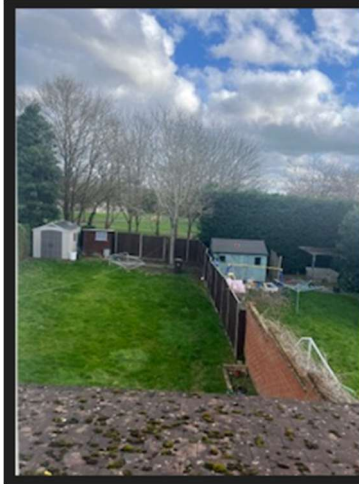
View towards No. 21 (next door property) showing 7.0 m projection of their extension and conservatory.



View shows large vegetation screening/overgrowth on the boundary with No.17 Mill lane



This above image shows the significant distance between the proposed conservatory edge position and the No.17 boundary and property



Above image shows rear aspect – open parkland



This shows the gap from the boundary – see historic large brick wall separating 21 Mill lane from 19 Mill lane. (Please note 19 Mill Lane proposed Conservatory will start near the white door frame)

