

TOWN & COUNTRY PLANNING ACT 1990

MR & MRS BROADBENT

PLANNING STATEMENT

**3 BYEWAYS CLOSE
KNOWLE HILL
READING
RG10 9YL**

Construction of additional storey to dwellinghouse

Application under Class AA for prior approval

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1. INTRODUCTION

- 1.1 This statement is submitted in support of an application under Class AA of the GPDO for prior approval for the *‘Construction of additional storey to dwellinghouse.’*
- 1.2 Class AA allows for *‘enlargement of a dwellinghouse by construction of additional storeys’*. Permitted development is set out at paragraph AA:
- a) *Up to two additional storeys, where the existing dwellinghouse 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 dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.*
- 1.3 The application is accompanied by the following:
- Planning Statement (Davis Planning Ltd) – see below
 - Plans and Elevations (Twenty-20 Architecture)
- 1.4 The statement is divided into 3 main sections dealing with the following issues:
- Site Description
 - Assessment under paragraph AA.1
 - Assessment of Conditions under paragraph AA.2
 - Summary and Conclusion
- 1.5 In accordance with the procedures for applications for prior approval set out in Class AA, paragraph AA.3, the application is accompanied by the following:

- a) Written description of the proposed development, including details of any works proposed: ‘Construction of additional storey to dwellinghouse’
- b) A plan which is drawn to an identified scale and shows the direction North, indicating the site and showing the proposed development: **Included within the application submission documents.**
- c) A plan which is drawn to an identified scale and show –
 - i) The existing and proposed elevations of the dwellinghouse; and
 - ii) The position and dimension of the proposed windows

Included within the application submission documents.

2 SITE DESCRIPTION

- 2.1 The application site comprises of a single storey detached bungalow with a pitched roof located within a small cul-de-sac of 5 dwellings in Knowl Hill. The site is within the administrative area of Wokingham Borough Council, with No 1 Byeways Close being split between this Council and the neighbouring authority, the Royal Borough of Windsor & Maidenhead.
- 2.2 The site and surrounding area is within land defined as Green Belt in the adopted Local Plan Proposals Map. The dwelling is not statutorily listed, and the site is not within a conservation area.
- 2.3 There is no planning history relating to the site although there appears to be a small rear extension constructed behind the property which is likely to have been constructed under the property’s permitted development rights many years ago.
- 2.4 The Byeways Close cul-de-sac development dates from approximately 1960 (see chapter 3 of the officer report accompanying the decision to grant planning permission at 2 Byeways Close under ref.F/2013/1787).

3 ASSESSMENT UNDER PARAGRAPH AA.1

3.1 Paragraph AA.1 sets out the details of development that is not permitted under Class AA of the GPDO. These are set out below together with a response to each confirming that there is no conflict:

(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).

Response: The dwellinghouse was not granted permission under any of these Classes.

(b) The dwellinghouse is located on -

(i) Article 2(3) land; or

(ii) A site of special scientific interest

Response: The dwellinghouse is not located on article 2(3) land or on a site of special scientific interest.

(c) The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018:

Response: The dwellinghouse was constructed in between these dates. The officer report for application ref.F/2013/1787 states that the Byeways Close cul-de-sac was constructed in circa 1960.

(d) The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouses, whether in reliance on the permission granted by Class AA or otherwise:

Response: The dwellinghouse has not previously been enlarged by the addition of one or more storeys.

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

Response: The height of the highest part of the roof does not 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.

Response: The existing dwellinghouse consists of one storey (the roof accommodation is not counted as a floor of accommodation under the regulations) and the development would not exceed the height of the highest part of the roof of the existing dwellinghouse by more than 3.5 metres.

(g) The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed 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.

Response: Not applicable as the dwellinghouse is detached.

(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

Response: The floor to ceiling height does not exceed that of the principal part of the existing dwellinghouse.

(i) Any additional storey is constructed other than on the principal part of the dwellinghouse

Response: The additional storey is constructed over only 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;

Response: The development would not include the provision of visible support structures upon completion.

(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.

Response: The development would not include any engineering operations other than those permitted above.

4 ASSESSMENT OF CONDITIONS UNDER PARAGRAPH AA.2

- 4.1 Paragraph AA.2 – (1) states that development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3). These are set out below:

(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 exterior of the existing dwellinghouse;

Response: External Materials will match those of the existing dwellinghouse

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwellinghouse;

Response: No windows are proposed on the side elevations of the dwellinghouse.

(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;

Response: The roof pitch following the development will be the same as the roof pitch of the existing dwellinghouse.

(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.

Response: The dwellinghouse will continue to be used as a dwellinghouse within the meaning of Class C3.

(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;

Response: The dwellinghouse is located within a large curtilage and is set in from the external boundaries of the site. Accordingly, the proposed development would not result in a loss of amenity to occupiers of nearby existing dwellings or other premises (see submitted drawings).

ii) the external appearance of the dwelling house, 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.

Response: The submitted drawings show the design and architectural features of the principal elevation of the dwellinghouse. The development would be in keeping with the design and external appearance of the existing dwellinghouse. The side elevations do not front a highway (though detailed elevations are also included).

iii) Air traffic and defence asset impacts of the development;

Response: The development would result in a two storey dwelling which would not raise any issues regarding air traffic or defence assets.

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 issued by the Secretary of State.

Response: The development would not impact a protected view.

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;

Response: Noted.

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

Response: Noted.

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; - **Mr & Mrs Broadbent***

*ii) the address of the dwellinghouse; and – **3 Byeways Close, Knowle Hill, Reading, RG10 9YL***

*iii) the date of completion - **Response: Noted.***

5 SUMMARY AND CONCLUSIONS

5.1 The proposal is for the construction of an additional storey to a dwellinghouse under Class AA of the GPDO as a prior approval application. It should be approved for the following reasons:

- i) The application is accompanied by all of the information sought under paragraph AA.3;
- ii) The proposed development does not conflict with any of the criteria set out under AA.1.
- iii) The proposal complies with the conditions set out under paragraph AA.2. In particular it demonstrates that there would be no adverse impact on the amenity of other premises, and that the design and architectural features of the principal elevation are appropriate and in keeping with the existing dwelling. The proposal does not raise any issues regarding air traffic or defence assets and would not affect any protected views. Prior approval should therefore be granted for these matters.