

Planning Statement

General Permitted Development Order (2013) - Schedule 2, Part 1, Class A

Application under Prior Approval for rear extension. The extension will be 4 metres away from the original rear wall of the building with a height of 3.2 metres at the highest point and 2.5 metres to the eaves.

26 Hazelwood Avenue, Bedhampton, PO9 3RE

Site Information

Consultant	Kirsty Turner
Client	Chris Hortop
Site Address	26 Hazelwood Avenue, Bedhamptom, PO9 3RE
LA	Havant Borough Council
Description of Development	Application under Prior Approval for rear extension. The extension will be 4 metres away from the original rear wall of the building with a height of 3.2 metres at the highest point and 2.5 metres to the eaves.
Pathway (PD/Application/Appeal)	PD

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Planning History

Relevant History

APP/19/00963 - Single storey rear extension, loft conversion incorporating rear dormer with Juliet balcony. Withdrawn November 2019

Report Date

29th November 2019

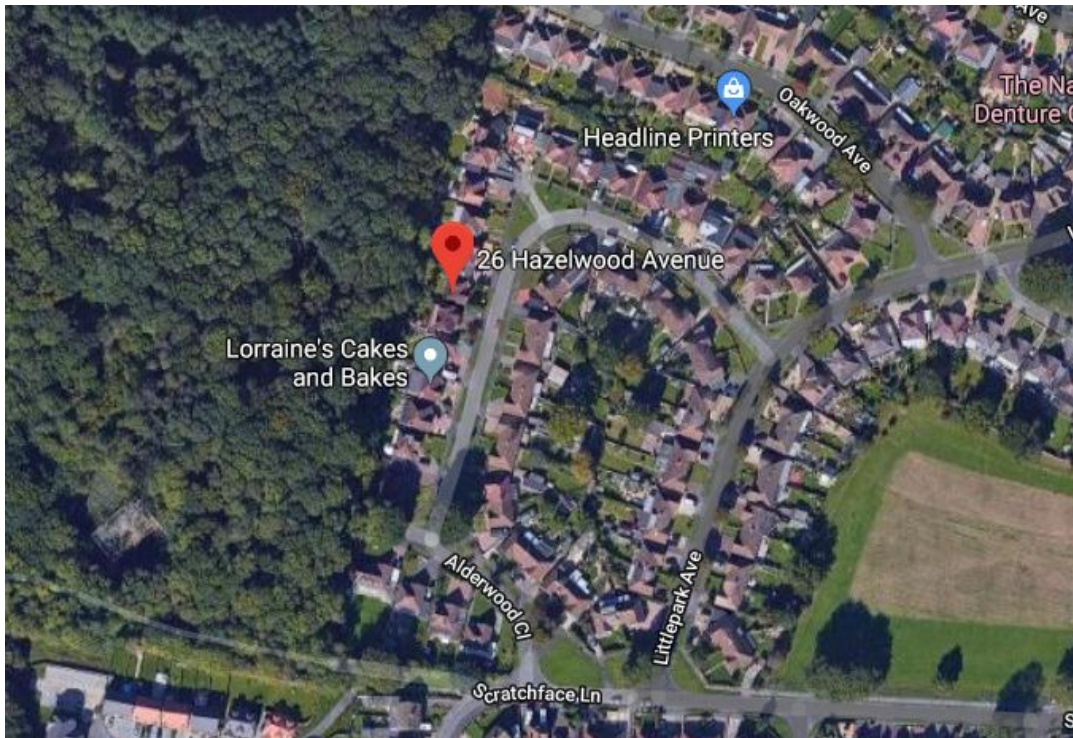
1. Introduction

1.1. This statement has been prepared to support the following prior notification:

Application under Prior Approval for rear extension. The extension will be 4 metres away from the original rear wall of the building with a height of 3.2 metres the highest point and 2.5 metres to the eaves.

1.2. The application is made under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015, as amended.

1.3. This allows the enlargement, improvement or other alteration of a dwellinghouse, subject to certain limitations and conditions.



Site Location



Site Photograph

2. Site Context and Proposal

- 2.1. No.26 is a linked-detached dwelling located on the western side of Hazelwood Avenue, a road predominated by residential dwellings.
- 2.2. The site's garden backs onto a large woodland area, as shown on the site location (page 2).
- 2.3. Hazelwood Avenue generally consists of bungalow type properties, however many of these have now been extended, and enlarged over subsequent years.
- 2.4. Hazelwood Avenue is located on the edge of the sub-urban village Bedhampton, approximately 3.1km from Havant town centre.
- 2.5. The proposed development consists of a single storey rear extension, projecting 4 metres away from the original rear wall of the building with a height of 3.2 metres the highest point and 2.5 metres to the eaves, in accordance with the General Permitted Development Order (2015).

3. Legislative Background

- 3.1. This prior notification is made under Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 which permits the enlargement, improvement, or alteration of a dwellinghouse subject to certain limitations and conditions.

Development is not permitted by Class A if:

A.1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would not have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

Development is permitted by Class A subject to the following conditions:

A.4 (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(2) Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect

of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.

(7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

4. Relevant Considerations

- 4.1. Following withdrawal from the previous application referenced: APP/19/00963, the applicant would just like to proceed with a rear extension of the property.
- 4.2. The property is not located on article 2(3) land or in a SSSI, therefore development is permitted subject to the named restrictions above.
- 4.3. The enlarged part of the dwellinghouse extends **4 metres** beyond the rear wall of the original dwellinghouse. It is considered this is therefore acceptable and meets the requirements of the GPDO.
- 4.4. The maximum height of the enlarged part of the dwellinghouse is **3.2 metres**. It is considered this is therefore acceptable and meets the requirements of the GPDO.
- 4.5. The height of the eaves of the enlarged part of the dwellinghouse is **2.5 metres**. It is considered this is therefore acceptable and meets the requirements of the GPDO.
- 4.6. There were no previous objections from neighbouring properties, therefore it is considered that this extension does not cause harm to the amenity of neighbours.
- 4.7. Proposed materials match the existing dwelling, ensuring the extension is in-keeping.
- 4.8. It is therefore considered that the proposed rear extension meets the requirements of Schedule 2 Part 1 Class A of the GPDO.

7. Conclusion

- 7.1. No.26 is a linked detached dwelling located on the western side of Hazelwood Avenue.
- 7.2. The proposed development consists of a large household extension, permitted under Schedule 2 Part 1 Class A of the GPDO, subject to a neighbourhood consultation scheme.
- 7.3. The extension will be 4 metres away from the original rear wall of the building with a height of 3.2 metres the highest point and 2.5 metres to the eaves.
- 7.4. There were no previous objections to the extension, and the materials are proposed to match the existing dwelling.
- 7.5. It is therefore considered that the extension meets the requirements of the General Permitted Development Order (2015), and prior approval should be given.