

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	Richard
Last name:	Meredith		
Company (optional):			
Unit:		Number:	30
Suffix:			
Building name:			
Address 1:	Longwood Avenue		
Address 2:	Cowplain		
Address 3:			
Town:	Waterlooville		
County:	Hampshire		
Country:			
Postcode:	PO8 8HZ		

2. Agent Name and Address

Title:	Mr	First name:	Kenneth
Last name:	Ross		
Company (optional):	Ken Ross RIBA & Associates		
Unit:		Number:	11
Suffix:			
Building name:			
Address 1:	The Fairway		
Address 2:	Portchester		
Address 3:			
Town:	Fareham		
County:	Hampshire		
Country:			
Postcode:	PO16 8NR		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	30	Suffix:	
Building name:					
Address 1:	Longwood Avenue				
Address 2:	Cowplain				
Address 3:	Waterlooville				
Address 4:					
Postcode:	PO8 8HZ				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or

- roof be:

- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or

- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or

- if in a terrace, the highest part of the roof of any building in the row it is situated

☐ Yes ☒ No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or

- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The internal height of the proposed additional storey is 2.35 metres measured from the proposed first floor level to the ceiling. The existing ground floor ceiling height remains unchanged at 2.35 metres. The depth of the new first floor chamber will exceed that currently forming the ceiling and its supporting joists (ie 140mm) and would be in the order of 250mm.

Overall heights are displayed on the proposed front elevation on the drawings. Ground level here is lower than at the rear of the building so this is where the building would be measured at its highest.

The proposed works and architectural features are best described on the drawings.

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof)

5.1

metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof)

7.6

metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

The main buildings no 30 and no 32 have their side elevations 4 metres apart. The main buildings no 30 and 28 have their side elevations just over 11 metres apart.

There is no overlooking and so there is no loss of privacy.

Using the Google Earth interactive shadow feature, no shadow is cast onto no 32 Longwood Avenue or no 28 Longwood Avenue.

There is no overlooking northward as the rear garden is deep and followed from the rear boundary by a tree filled copse.

The front elevation has a reasonably deep garden and fronts the highway so all first floor windows are in these two front and rear elevations. There are no proposed side windows at first floor level.

The proposed construction of new first floor is in compliance with Permitted development Class AA:

Enlargement of a dwelling house by construction of additional storeys.

The new storey is solely for domestic use associated with the existing dwellinghouse.

See plans for external and architectural details - as existing and as proposed.

Existing Plans and elevations ref: Meredith/Cowplain/2021/01

Proposed Plans & Elevations ref: Meredith/Cowplain/2022/01

The original bungalow was constructed between 1st July 1948 and 5th March 2018 (see your records)

The existing dwelling house has not been previously extended upwards or rooms created within the existing loft space

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

Not applicable

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

None

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|---|-------------------------------------|--|--------------------------|
| All sections of this application completed in full, dated and signed. | ☒ | A plan indicating the site and showing the proposed development. | ☐ |
| The correct fee | ☒ | All plans should be drawn to an identified scale and show the direction of North. | |
| A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows | ☒ | Plans can be bought from one of the Planning Portal's accredited suppliers:
https://www.planningportal.co.uk/buyaplanningmap | |

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):
	07767 693889

Country code:	Fax number (optional):

Email address: