

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:	Nick
Last name:	Ferguson		
Company (optional):			
Unit:		Number:	2
		Suffix:	
Building name:			
Address 1:	Bembridge Drive		
Address 2:			
Address 3:			
Town:	Hayling Island		
County:	Hampshire		
Country:	UK		
Postcode:	PO119LU		

2. Agent Name and Address

Title:	Mr	First name:	Ian
Last name:	Murray		
Company (optional):	I J Murray Associates Ltd		
Unit:		Number:	200
		Suffix:	
Building name:			
Address 1:	Sea Front		
Address 2:			
Address 3:			
Town:	Hayling Island		
County:	Hampshire		
Country:	UK		
Postcode:	PO119HR		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	2	Suffix:	
Building name:					
Address 1:	Bembridge Drive				
Address 2:	Hayling Island				
Address 3:	Hampshire				
Address 4:	UK				
Postcode:	PO119LU				

4a. Eligibility - The current building and site

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.

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, 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.

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

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site; or
- in 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.

4b. Eligibility - The proposed development

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.

4b. Eligibility - The proposed development (continued)

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.

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.

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.

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.

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.

4c. Eligibility - Related operations and works

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.

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 proposal is for the addition of two floors with no side windows to the existing two storey building, the existing roof is to be removed and replicated at the new roof level.

The existing building is a rectangular white rendered building with red tiled roof. It has limited architectural features other than a Juliet balcony to the principle elevation.

The building used to sit next to a single storey bungalow (1 storey below the existing building.) The neighbouring bungalow has now been replaced with a three storey building which has just been built (1 storey above the existing building) The proposal to extend the existing building would make it 1 storey above the neighbouring 3 storey new build dwelling, thus the single storey difference between the dwellings is retained.

It should also be note the building opposite the dwelling is a four storey building as shown in street views provided

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

6.7

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)

12.1

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:

As previously stated,

The building used to sit next to a single storey bungalow (1 storey below the existing building.) The neighbouring bungalow has now been replaced with a three storey building which has just been built (1 storey above the existing building) The proposal to extend the existing building would make it 1 storey above the neighbouring 3 storey new build dwelling, thus the single storey difference between the dwellings is retained. It should also be note the building opposite the dwelling is a four storey building as shown in street views provided.

With regards to windows and overlooking, The ground floor of the recently built neighbouring building does have two windows at ground floor level, one serving a bathroom and the other serving a bedroom. These two windows already face a two storey side wall of the existing building and as such the increased height of this wall with no additional glazing is unlikely to effect either light view or privacy.

With regards to first and second floor windows, all these are roof lights with a cill height above 1.7m and thus no view is created by them. They are all secondary windows serving rooms that have substantial light from front and rear facing windows. They are also at the approximately 40 - 45 degree roof pitch so loss of light will be minimal when compared to vertical windows. Finally no windows exist in the proposed side elevations and hence privacy will be not effected

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

no impact that we are aware of

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.

No impact that we are aware of

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 should be granted. 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 prior approval 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):	
	Ian Murray	8/2/22	(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

	Extension:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
	07779246915	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address:		
ian@ijma.co.uk		