



Planning Permission - Rear Extension, 44 The Dale

PROJECT	DRAWING ISSUE	DATE
44 The Dale, structural changes	Full Planning	28/07/2026
PROJECT COORDINATES	CLIENT	BELL VISION STUDIO Architectural Designer www.bellvisionstudio.com Email Address: Joshua@bellvisionstudio.com Mobile: 07923 370 774
Longitude: 50.856716 Latitude: -1.046304	Olly Pugsley - OP Construction LTD	

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Planning Officer

TBC (Building Control
Appointment Pending)

Building Inspector

TBC (Building Control
Appointment Pending)

PROJECT ADDRESS:

44 The Dale,
Widley,
PO7 5DE

PROJECT:

44 The Dale - Rear
Extension

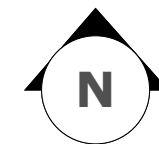
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This submission relates to the erection of a single - storey rear extension

For all questions please contact me
via email, or alternatively call.
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Client:

Olly Pugsley - OP construction

Notes:

1. ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER CONSULTANTS DRAWINGS.

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Project:

Rear Extension - 44 The Dale

Title:

LOCATION PLAN

Scale: 1:1250

Drawn By: JB

Approved: N/A

Date Drawn: 04/07/26

Revisions: Rev A



LEGEND

Red perimeter line shows Site Boundary

Planning Statement – Proposed Single-Storey Rear Infill Extension

The proposal is for a modest, single-storey extension to the rear of the dwelling. The existing external wall would be extended by approximately 3 metres, bringing it to within approximately 800mm of the rear wall of the adjoining garage, retaining a gap to allow for a gate providing access to the garden. The existing stepped section, or "dogleg", would also be brought out to the same building line. This would rationalise the existing irregular rear footprint and allow the formation of an open-plan kitchen and dining area better suited to the needs of the family.

The original dwelling has a stepped rear elevation. Government guidance confirms that, where the original rear wall of a dwelling-house is stepped, each element of that stepped elevation constitutes a rear wall of the original dwelling-house. The relevant extension limits are therefore applied from each original rear wall that the proposed development extends beyond. The submitted drawing identifies these original rear walls and shows the proposed projection from each.

The extension would remain single storey and would have a flat EPDM roof concealed behind a parapet. Its overall height, eaves height and relationship with the site boundaries are shown on the submitted drawings and are intended to remain within the applicable limitations of Class A, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The external walls would be finished in brickwork selected to closely match the colour, texture and bond of the existing dwelling. The parapet detailing, rainwater goods and other external finishes would also be chosen to complement the age and character of the house. This accords with the Class A requirement for exterior materials to be of a similar appearance to those used on the existing dwelling.

Internally, two goalpost steel frames with an associated connecting beam are proposed to support the retained structure following the removal of the existing external walls. These structural works will be designed by a suitably qualified structural engineer and dealt with separately under the Building Regulations.

For the reasons set out above, and subject to compliance with all other applicable Class A limitations and conditions, the proposed development is considered to fall within the permitted development rights of the dwelling-house.

Same flag as before still applies: 3 metres sits right at the Class A limit for an attached dwelling-house, so it's worth confirming which category this property falls into and that the drawings show no margin over that figure.

In addition the garage will be demolished and rebuilt like for like with a timbre clad and slightly smaller see plans.



0m 10m 30m 50m



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Project:

Rear Extension - 44 The Dale

Title:

IMAGES OF THE SITE

Scale:	NTS
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

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Project:

Rear Extension
- 44 The Dale

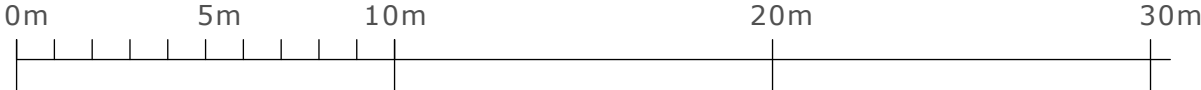
Title:

SITE BLOCK PLAN

Scale:	1:200
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

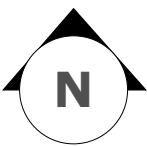


Red perimeter line shows Site Boundary



A :: Existing Plan
002 scale: 1:100

A :: Proposed Plan
001 scale: 1:100



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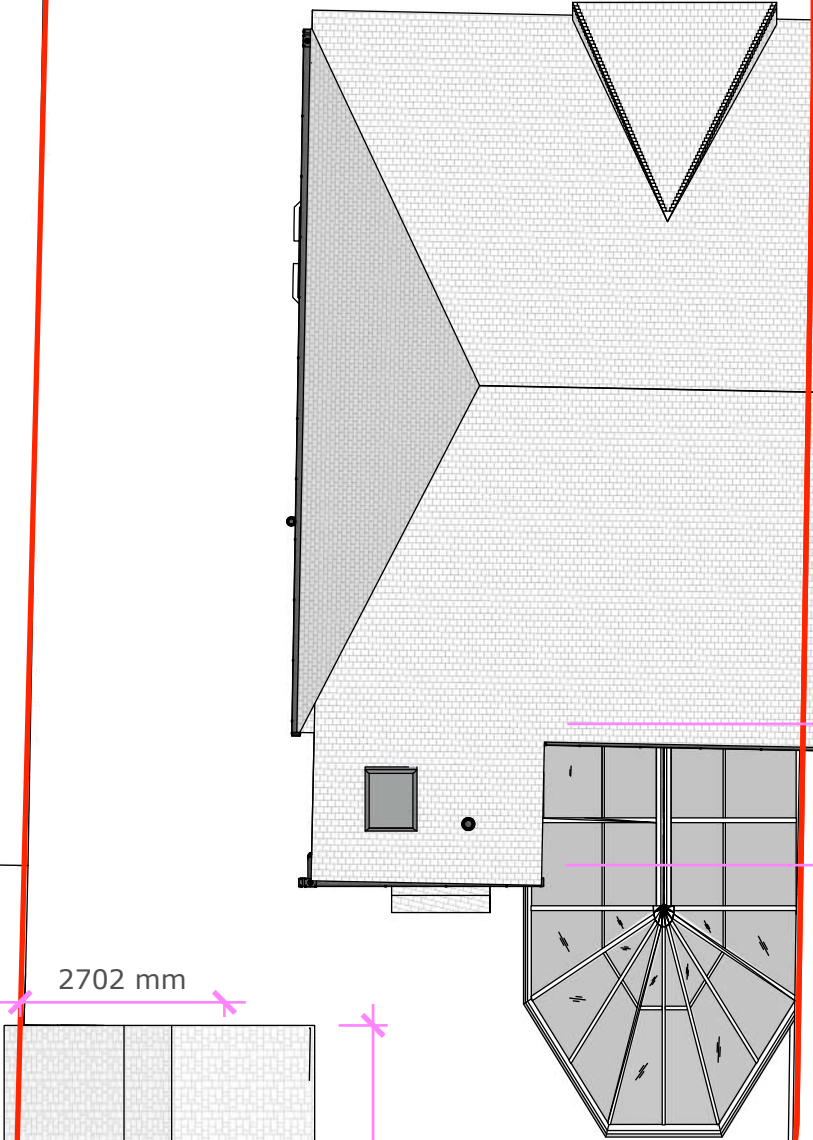
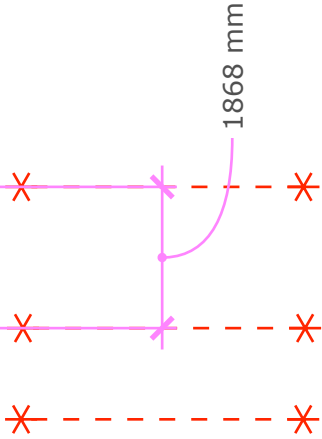
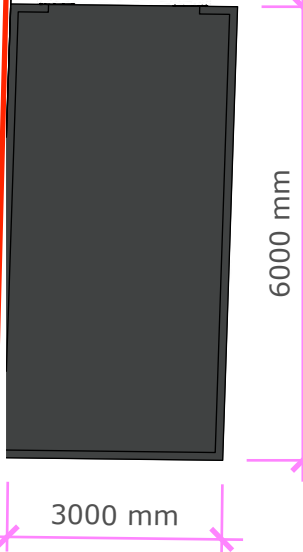
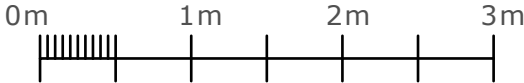
Project:

Rear Extension
- 44 The Dale

Title:

EXISTING AND
PROPOSED PLAN

Scale:	1:100
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
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Project:
**Rear Extension
- 44 The Dale**

Title:
EXISTING ELEVATIONS

Scale:	1:100
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

A :: Existing Front Elevation
002 scale: 1:100

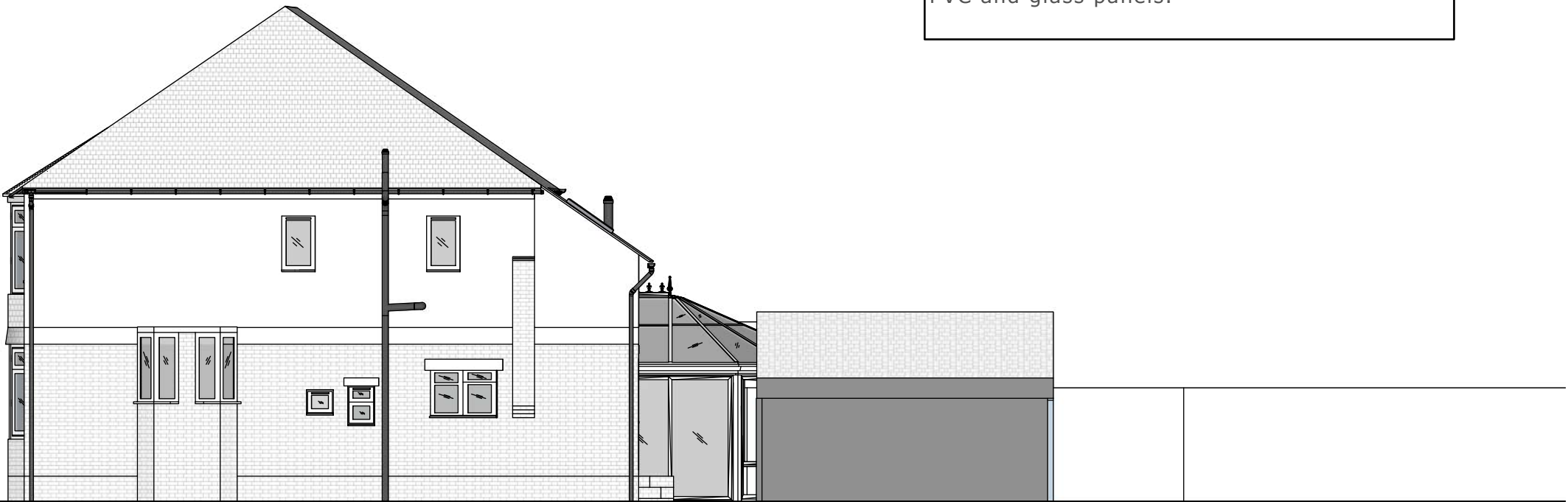


A :: Existing Rear Elevation
001 scale: 1:100



Conservatory shown in rear elevation to be demolished, the conservatory is made up of PVC and glass panels.

B :: Existing Side Elevation
002 1:100



0m 1m 3m 5m

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Project:
**Rear Extension
- 44 The Dale**

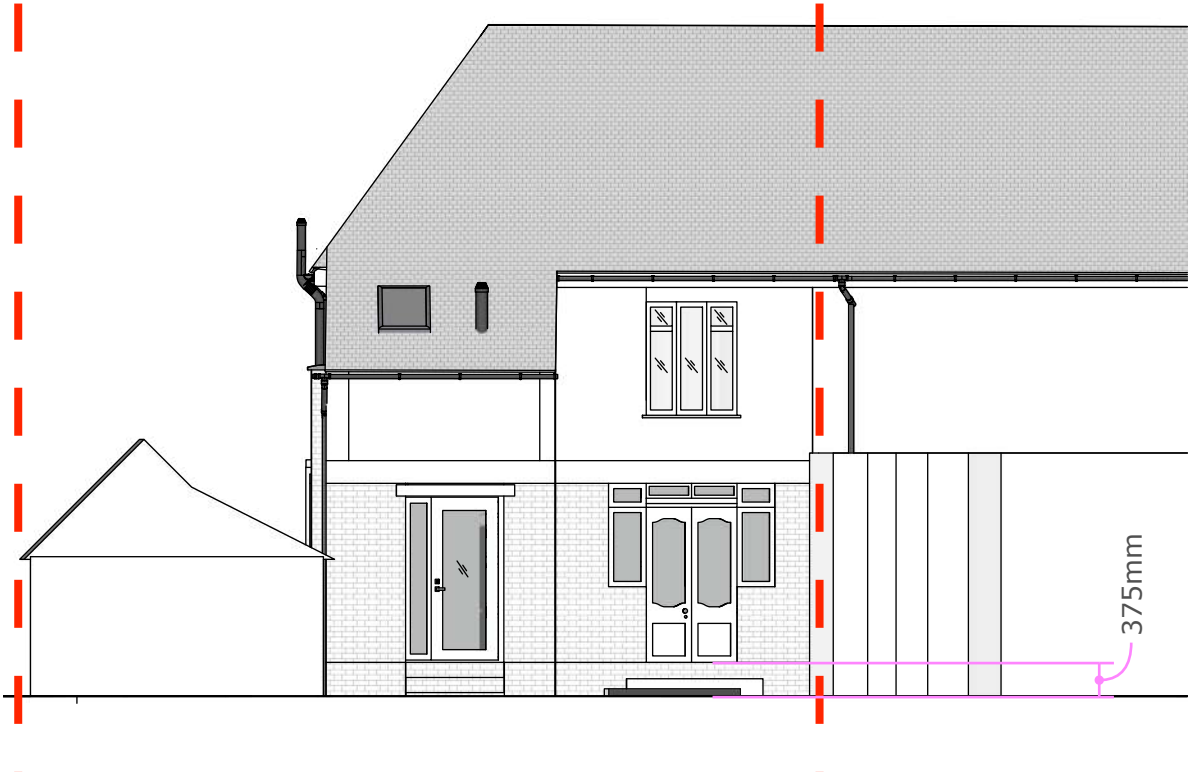
Title:
**ORIGINAL BEFORE
WORKS BEGAN -
ELEVATIONS**

Scale:	1:100
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

A :: Original Front Elevation
002 scale: 1:100

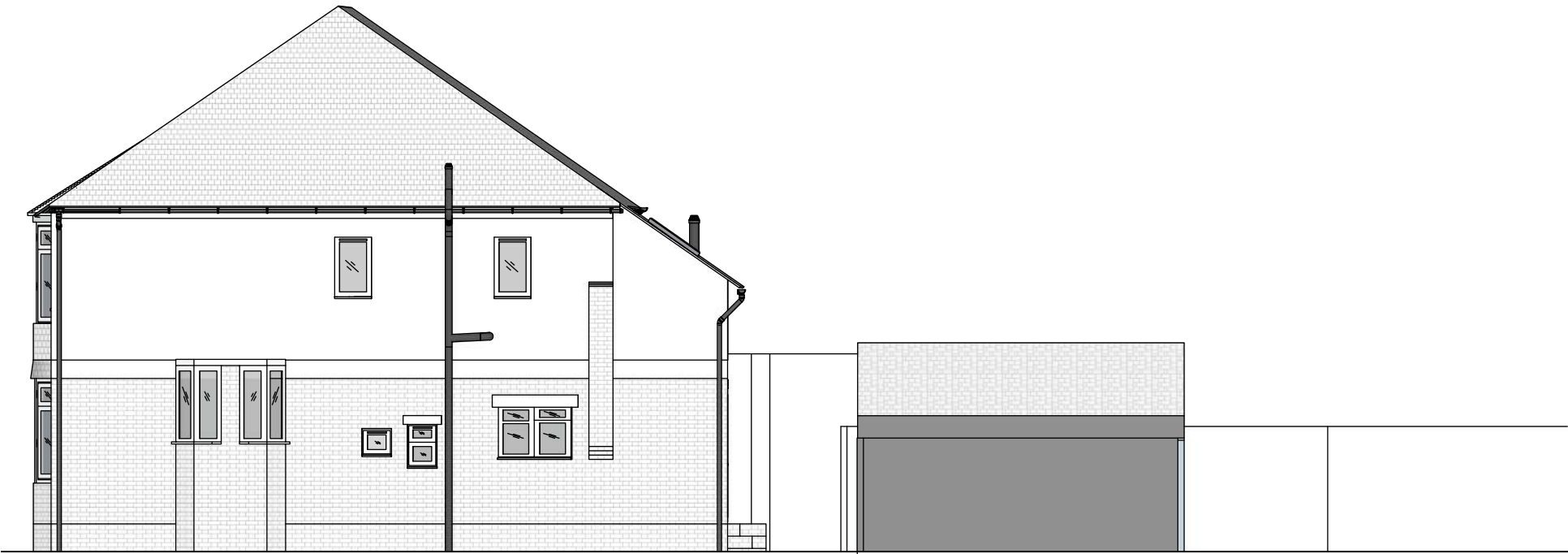
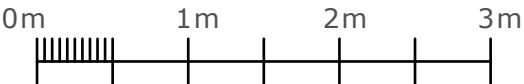


A :: Original West Elevation
001 scale: 1:100



These elevations show the property without the conservatory after it has been removed/ demolished.

B :: Original West Elevation
002 1:100



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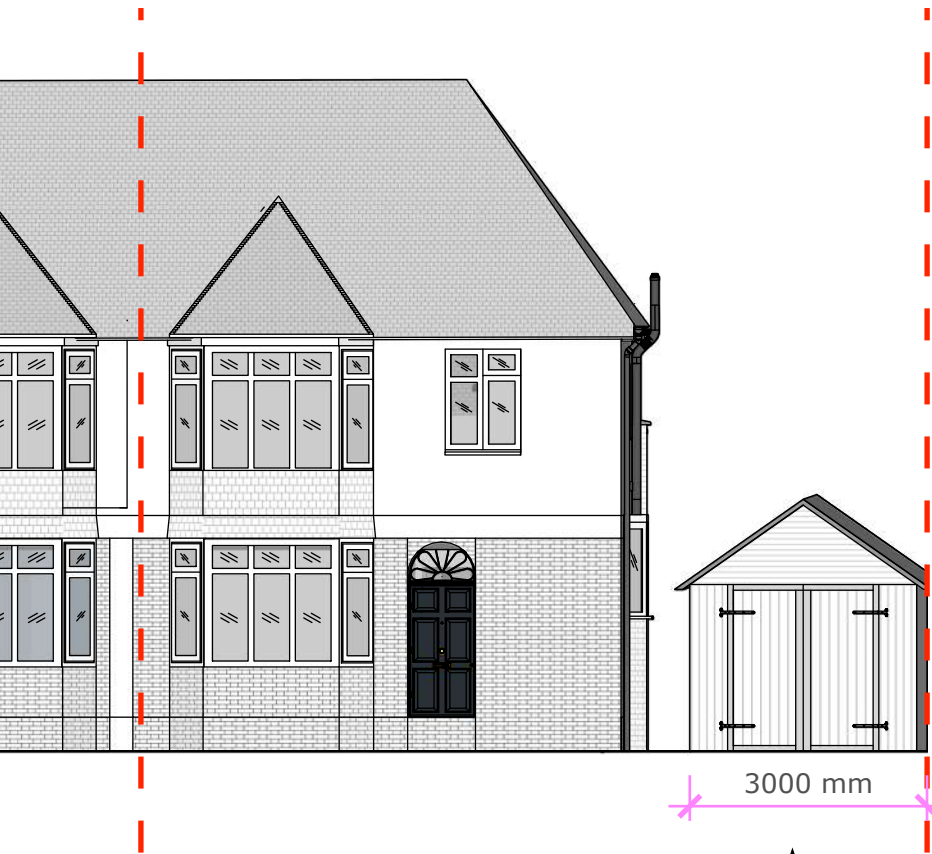
Project:
**Rear Extension
- 44 The Dale**

Title:
PROPOSED ELEVATIONS

Scale:	1:100
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
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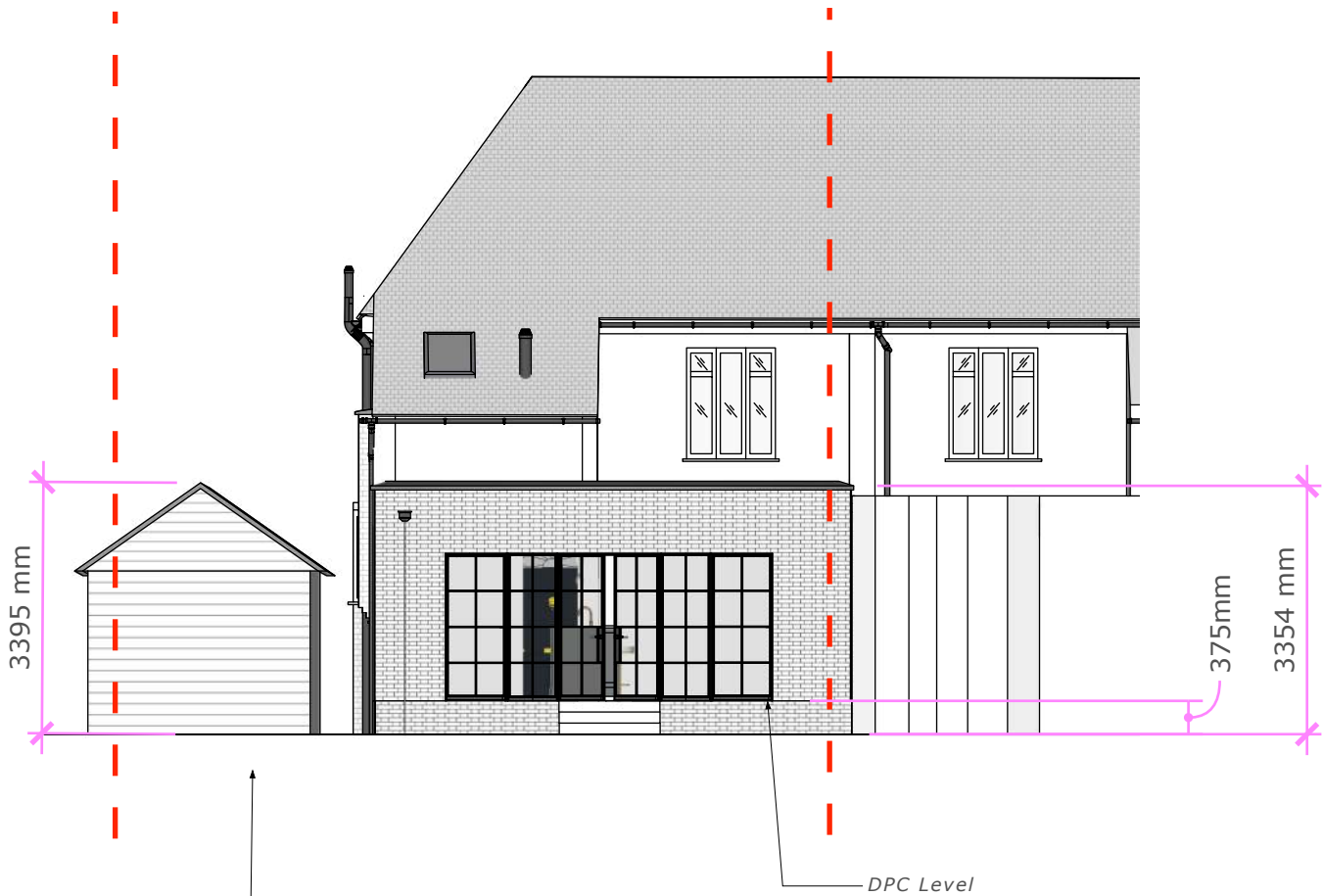
A :: Original Front Elevation

002 scale: 1:100



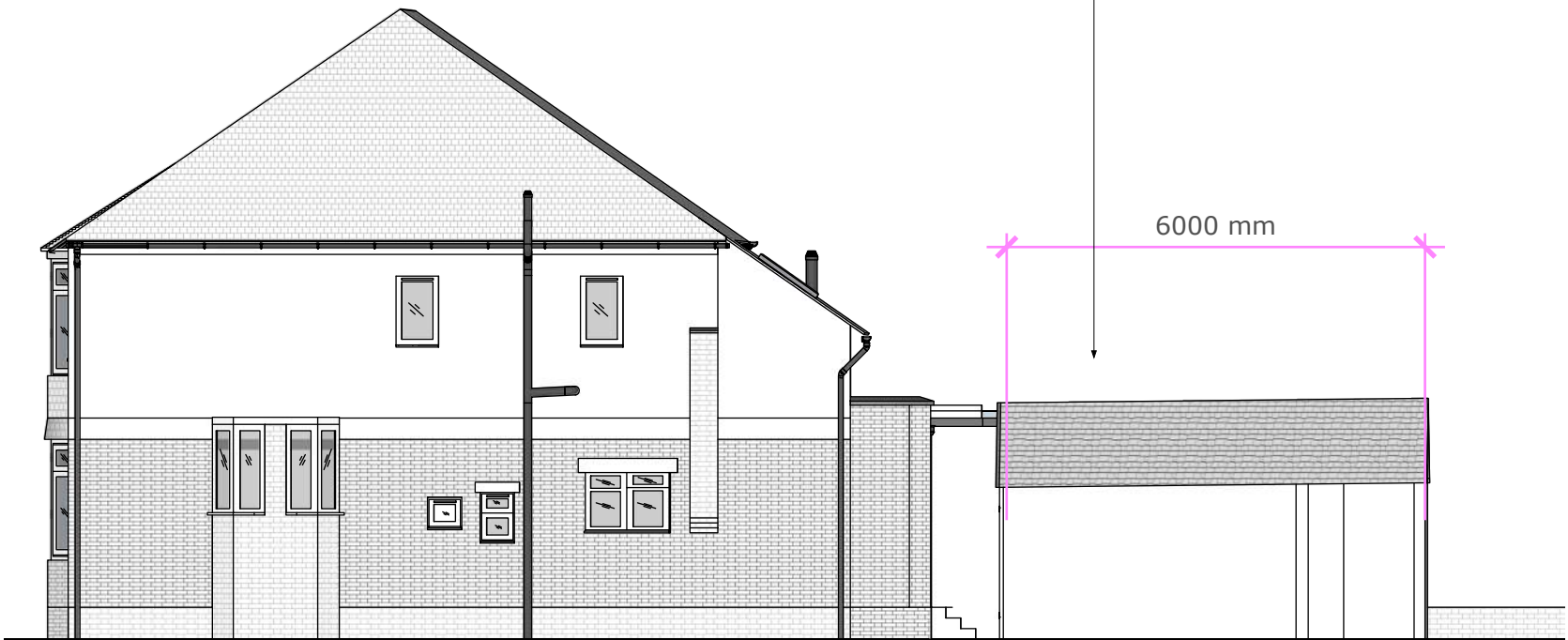
A :: Original West Elevation

001 scale: 1:100

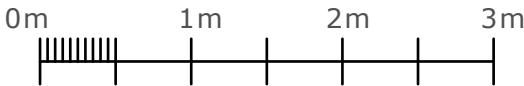


B :: Original West Elevation

002 1:100



Proposed Garage is 6m x 3m timbre clad, timber doors that open out, with tile roof. Client hasn't yet decided wether timber frame or brick, with timbre clad.



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Rear Extension
- 44 The Dale

Title:

PROPOSED PLANS
SHOWING STRUCTURE

Scale:	1:100
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

LEGEND

- Thick pale red line shows horizontal steels.
- Thin red line shows existing wall load transfer from existing building to new steels.

Proposed Structural Steel Arrangement

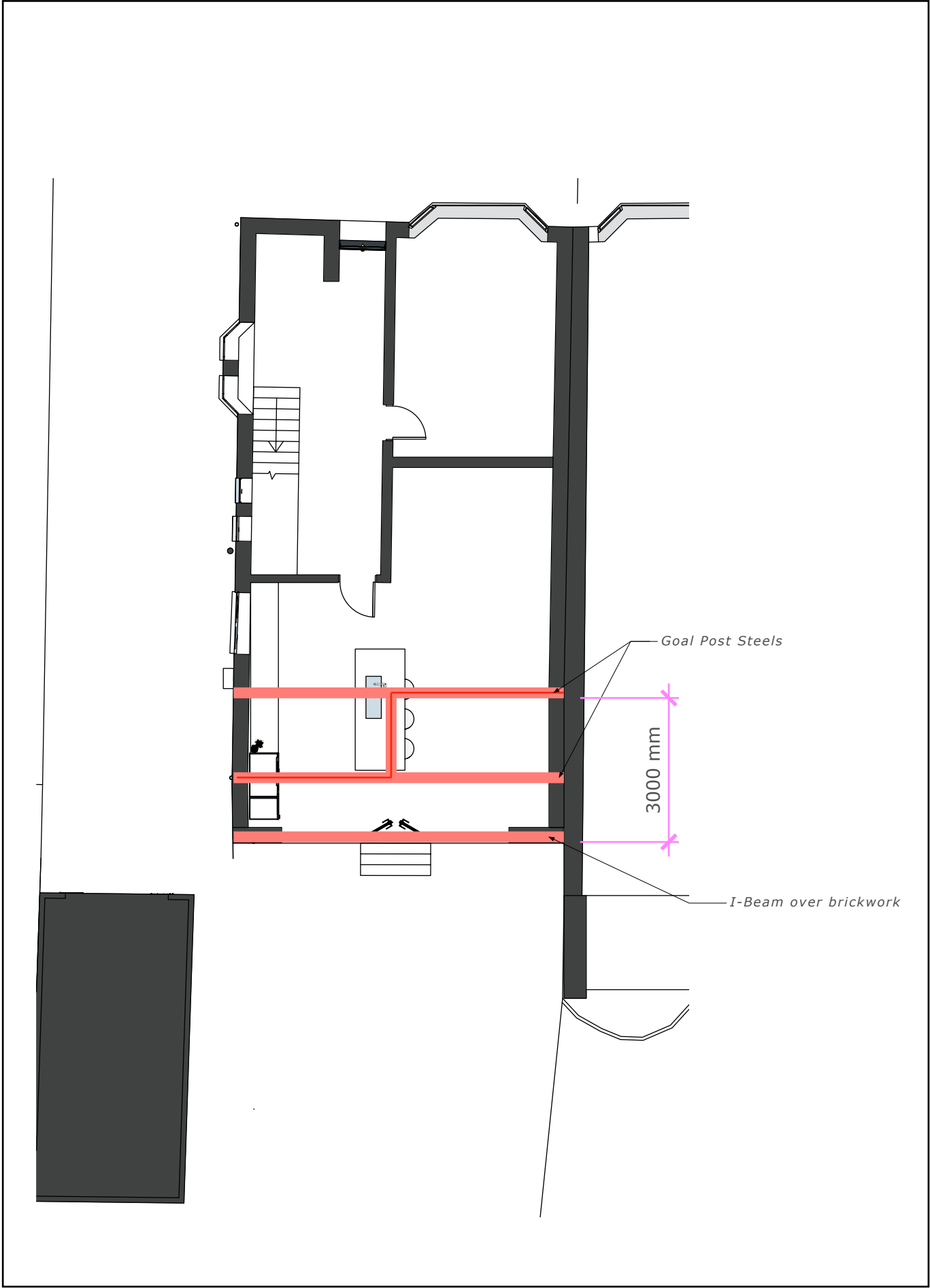
The drawing illustrates the proposed structural strategy for supporting the retained external walls following the formation of the new open-plan kitchen and dining area. The horizontal steel members are identified by the thick pale-red lines.

Two goalpost steel frames are proposed. The first would support the retained inner external wall forming the existing dogleg, while the second would support the outermost external wall of the existing property. A connecting steel beam would span between these frames to support the retained wall where the two parts of the dogleg meet, creating a continuous and coordinated load path through the new steelwork.

Where structurally and practically feasible, the client would prefer the steel columns or nibs to be recessed within the wall construction to minimise their visual impact and maintain clean internal wall lines. The viability of this arrangement will depend upon the structural engineer’s calculations, the required bearing and connection details, and the available wall thickness.

A further steel beam is proposed above the Crittall-style doors. This beam would bear onto suitable engineering brickwork or structural padstones at each end and would support the masonry and eaves construction above the opening.

The arrangement shown is indicative only. The final steel sizes, bearings, connections, foundations, padstones and fire-protection requirements will be specified by a suitably qualified structural engineer and addressed through the Building Regulations process.



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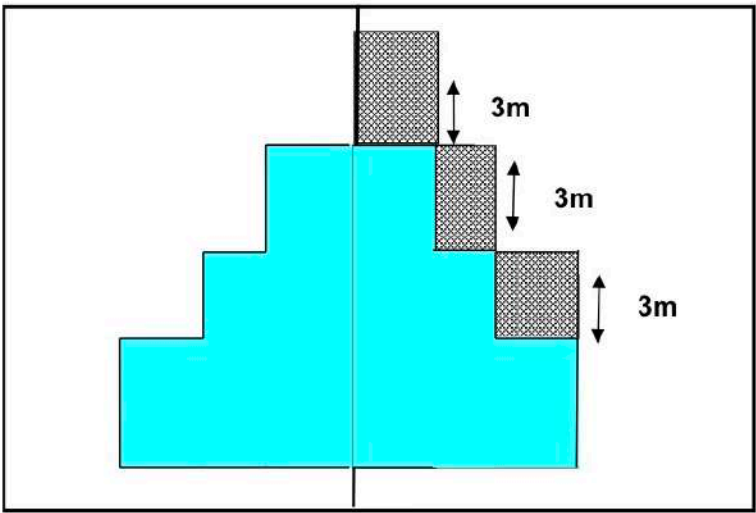
Rear Extension
- 44 The Dale

Title:

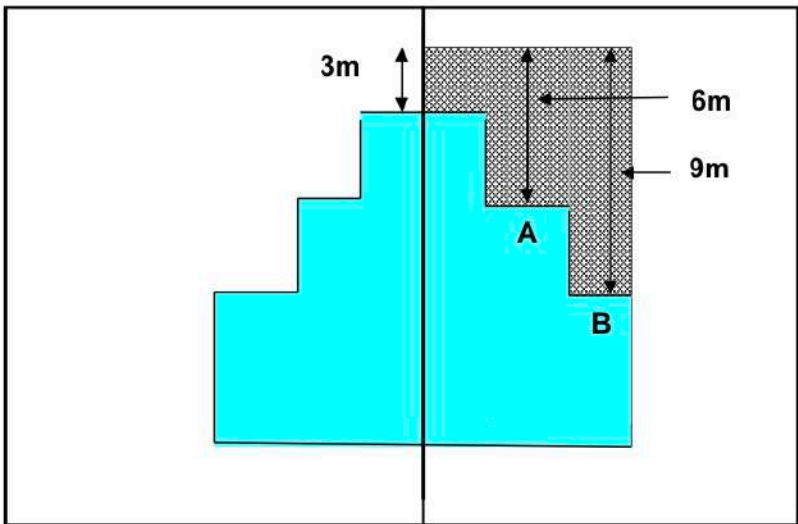
CLASS A

Scale:	NTS
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
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Where the original rear wall of a house is stepped, then each of these walls will form 'the rear wall of the original dwellinghouse'. In such cases, the limits on extensions apply to any of the rear walls being extended beyond. In the example below showing a plan of a semi-detached house with an original 'stepped' rear, each of the extensions (shaded) would meet the requirements for a single storey extension as they do not extend more than 6 metres beyond the rear wall (or more than 3 metres on article 2(3) land or sites of special scientific interest).



However, the extension shown below would not meet the requirements for permitted development. In the case of rear wall 'B', the extension goes more than 6 metres beyond that rear wall (or on article 2(3) land or sites of special scientific interest the extension to rear walls 'A' and 'B' is more than 3 metres beyond those walls).



The proposed extension, measuring 3 metres from the rear wall it projects from (the dogleg/return wall shown on the drawings), falls within the permitted development limits set out in Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Where a dwelling house has a stepped or staggered rear elevation, the technical guidance confirms that each individual wall forming that stepped rear is treated as "the rear wall of the original dwelling house" for measurement purposes, meaning the 3m (or 4m for a detached dwelling) single-storey limit under paragraph A.1(f) is assessed against the specific wall the extension projects from, rather than from the furthest-projecting part of the original footprint. As the extension in this case projects 3 metres from its own originating wall — within the applicable limit — it satisfies this element of Class A, provided the scheme also meets the remaining conditions: single-storey height not exceeding 4m, eaves height not exceeding 3m within 2m of a boundary, materials of similar appearance to the existing dwelling, and confirmation that total site coverage remains under 50% of the curtilage.

Under Class A Page 19 this covered the relevant section

https://assets.publishing.service.gov.uk/media/5d77afc8e5274a27cdb2c9e9/190910_Tech_Guide_for_publishing.pdf