



Planning Statement

Enlargement of a dwelling house by construction of additional
storeys at:
Postern Gate Farm, New Gate Street Village,
Herts. SG13 8QR

Prepared By Argento Design Studio Ltd

On behalf of Mr D. Unuvar

Introduction

This Planning, statement has been prepared to support an application to determine if prior approval is required for the enlargement of a dwelling house by construction of additional storey on the existing property of Postern Gate Farm, Newgate Village, in accordance with Part 1 of schedule 2, Class AA (Permitted development rights within the curtilage of a dwelling house) as set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) (No 2) Order 2020.



Aerial View of existing site – Postern Gate Farm

The application drawings are as follows:-

- 292_E01 - Location Plan
- 292_E02 - Existing Site Topo plan
- 292_E03 - Existing Plans
- 292_E04 - Existing Elevations
- 292_AA05 - Proposed Block Plan
- 292_AA06 – Proposed Plans
- 292_AA07 – Proposed Roof Plan
- 292_AA08 – Proposed Elevations

Existing Site

The total site for development measures approximately 5872m² (1.45 acres) and is currently in the ownership and control of the Applicant, Mr D Unuvar. Its current existing use class is C3 Residential and is within an area designated as greenbelt within the Welhat local plan.

The site is located approx. 730m to the east of Newgate Village centre, adjacent to the East coast mainline railway that runs north to south. The property itself is sited some 130m away from the highway and affords good access to local roads and facilities. To the West of the site is the previously mentioned railway which sits high on railway banking. To the East is an area designated as a site of special scientific interest. Beyond this, further east is a neighbouring property called 1 Pumping Station Cottage which resides approx. 85m away

from the application property and perched higher up the hill.

The existing dwelling was constructed in 1993 takes the form of a detached 3 bedroom bungalow. There are also various outbuilding on the site consisting of a large barn, piggery, sheds and a caravan.

The property is covered by a generously sized pitched roof with gable ends. The construction is rendered masonry with elements of timber cladding. All windows are UPVC.

Relevant Planning History

Ref: 6/1993/0344/DE – Erection of detached bungalow. – **GRANTED** 8th Jul 1993

Ref: 6/2003/0877/FP – Erection of new dwellinghouse – **REFUSED** – 9th Feb 2004

Ref: 6/2022/1793/HOUSE – single storey front extension – **GRANTED** – 17th Oct 2022

Proposal

The proposal is for an additional storey to be constructed over the principal part of the existing dwelling house to provide additional accommodation.

The alterations shall include the demolition of the existing roof over the principal part of the house and a new storey and identical roof constructed over.

The construction of new external walls shall match that of the existing property and the pitch of the new roof shall remain the same as the original principal roof.

The new storey shall have a floor to ceiling height no more than that of the existing ground floor (2.4m) and its ridge shall be 2.4m above the existing ridge. New windows shall be installed to the front and rear elevations to serve the new bedrooms. No windows are proposed to the side elevations.

Amenity

There is one neighbouring property located approx. 85m to the East, through a dense forest and sited uphill called 1 Pump Station Cottage. It consists of a 1.5 storey converted pump station. There are no properties to the rear (south) or west and therefore no direct overlooking, loss of light or loss of privacy shall occur should this proposal be constructed.

Summary

The existing property is a detached bungalow with no immediate neighbouring properties. The proposal will result in no overlooking or loss of privacy. The proposed materials shall match those of the existing and the proposed pitched roof form shall match the pitch of the existing roof.

The proposed additional storey will comply with the limitations set out in Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No 2) Order 2020.

In light of the above, and the accompanying application drawings, we conclude that Prior approval should hereby be granted for the proposed additional storey.