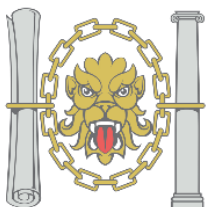




Statement highlighting how the proposal meets the permitted development rights for householders.

# Lawful Development Justification

Property Address:  
Manor Cottage, Vineyards  
Road, EN6 4PQ



**Chartered Institute of  
Architectural Technologists**  
Registered Practice

The proposed works for Manor Cottage involves the additional of a storey about the principal part of the existing dwellinghouse, within the criteria of the permitted development rights for householders.

This document has been provided to support the justification for the proposed works at Manor Cottage. The application is a resubmission of a previous application 6/2020/2587/PN27. The proposed works have taken into consideration the reasons for previous refusal and addressed these concerns as outlined below:

1. The additional storey is constructed about the principal part of the dwellinghouse.
2. The standard of design has been improved. The number of windows has been reduced, and the layout has been improved by grouping the fenestration to ensure that the proposed appearance is not cluttered and fussy. A brick detail has also been incorporated to help frame the elevations.

The following justification, with text in orange, also demonstrates how we feel we comply with the relevant guidelines:

## **PART 1**

### **DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

“Class AA - enlargement of a dwellinghouse by construction of additional storeys

#### **Permitted development**

**AA.** The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or  
**(b) one additional storey, where the existing dwellinghouse consists of one storey,**

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

#### **Development not permitted**

**AA.1.** Development is not permitted by Class AA if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

**N/A**

- (b) the dwellinghouse is located on—

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

**N/A**

- (c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

**It was built after 1st July 1948 and before 28th October 2018**

(d)the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

**The existing dwellinghouse has some accommodation in the roof, but it has not been enlarged by the addition of one or more storeys.**

(e)following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

**The development will be a maximum of 8.986m tall so it will not exceed the limit of 18 metres in height**

(f)following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i)3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii)7 metres, where the existing dwellinghouse consists of more than one storey;

**The highest part of the roof does not exceed the existing dwellinghouse by 3.5m**

(g)the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i)in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii)in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

**N/A**

(h)the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i)3 metres; or

(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

**Floor to ceiling height is less than 3m and does not exceed the existing floor to ceiling heights**

(i)any additional storey is constructed other than on the principal part of the dwellinghouse;

**The additional storey is constructed only on the principal part of the dwellinghouse**

(j)the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

**No visible support structures are required**

(k)the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

**The development will not include any engineering works outside the curtilage of the dwellinghouse.**

#### Conditions

AA.2.—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**The materials will be of similar appearance**

(b)the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

**The development does not include a window on a side elevation**

(c)the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

**The roof pitch matches the existing**

(d)following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

**The use as a dwelling house remains the same**