

Application to determine if prior approval is required for 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: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text"/>	Suffix:	<input type="text"/>
Building name:	Manor Cottage				
Address 1:	Vineyards Road				
Address 2:	Northaw				
Address 3:	Potters Bar				
Address 4:	<input type="text"/>				
Postcode:	EN6 4PQ				

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 construction of an additional storey on the principal-part of the building.

The principle materials of the existing dwelling house are brown brick and concrete roof tiles. Two of the building elevations are painted brick with retrofitted decorative timber strips. The application will match the original materials of the property to ensure the architecture is in harmony with the existing.

Window proportions are consistent throughout.

The site contains a further mix of materials. The garage is predominantly made of yellow brick, and the garden walls throughout are red brick.

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

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

In order to ensure that the neighbouring premises are not affected by overlooking from the additional storey, the rooms have been designed so that the bedrooms face to the rear of the property, as there are no neighbouring properties to the rear. The rooms facing the front are ancillary to the bedrooms, and will also have obscured glazing because of their uses.

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

There are no aerodromes within 7 miles of the site.
The resulting building height is similar to the neighbouring properties.

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.

There are no protected views.

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. | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development. | <input checked="" type="checkbox"/> |
| The correct fee | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | 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.

<input type="text"/>	Or signed - Agent:	Date (DD/MM/YYYY):	(date cannot be pre-application)
<input type="text"/>	Thomas Hopkin	11/12/2020	

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	:	Extension:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	optional):
<input type="text"/>	<input type="text"/>

Country code:	onal):
<input type="text"/>	<input type="text"/>

Email address: