Planning Statement

Certificate of Lawfulness (Proposed)

At

5 Ecclesbourne Meadows

Duffield

Belper

DE56 4HH

Revision A

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1 Introduction

1.1 Guy Taylor Associates is a RIBA charted Architecture and Landscaping practice specialised in heritage works. The practice operates across the country, having been founding in 1969. The practice has a strong conviction to the design process, which is evidenced within its portfolio of work spanning over 55 years.

1.2 This Planning Statement accompanies an application for a Lawful Development Certificate (Proposed) to confirm that the works described below constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO), Schedule 2, Part 1.

1.3 The approach follows proven best practice: keep change modest and subservient, concentrate alterations to the least sensitive elevations, and provide a clear audit trail against the relevant limitations and conditions. The application comprises the following:

- Site location plan
- Existing Site layout
- Proposed Plans
- Planning Statement

2 The Site

2.1 The application site comprises an existing detached dwellinghouse and its domestic curtilage. Of note:

- The dwellinghouse is detached.
- The property is not listed and is not within the curtilage of a listed building.
- The site is not within Article 2(3) land (including conservation area).

2.2 Accordingly, the proposal is assessed against the GPDO Part 1 permitted development rights for dwellinghouses, without the additional constraints that apply to designated land.

3 The Proposal

3.0 The proposals are limited to domestic works at ground floor and roof level:

- A single storey rear extension projecting 4.0m from the original rear wall.
- Roof enlargement by dormer addition(s) to create accommodation within the roof space.
- Associated domestic alterations including roof lantern(s) to the extension roof and new/altered windows and doors as required by the internal layout.

4 Permitted development assessment

4.1 Part 1, Class A - enlargement, improvement or alteration



Figure 1 - Artistic impression of rear elevation treatment.

The single storey rear extension is assessed against Schedule 2, Part 1, Class A. For a detached house, a single storey rear extension may project up to 4.0m from the original rear wall, subject to the applicable limitations and conditions.

The submitted drawings demonstrate a rear projection of 4.0m. The remaining Class A parameters (including height, eaves height where relevant, and boundary relationships) are confirmed directly from the scaled drawings. The design intent is to remain clearly within the envelope of permitted development and to avoid any reliance on judgement calls. The materials used will match that of the existing buildings and context.

4.2 Part 1, Class B - additions to the roof

The dormer addition(s) are assessed against Schedule 2, Part 1, Class B. The works increase the roof volume by 15m^3. This is shown below.

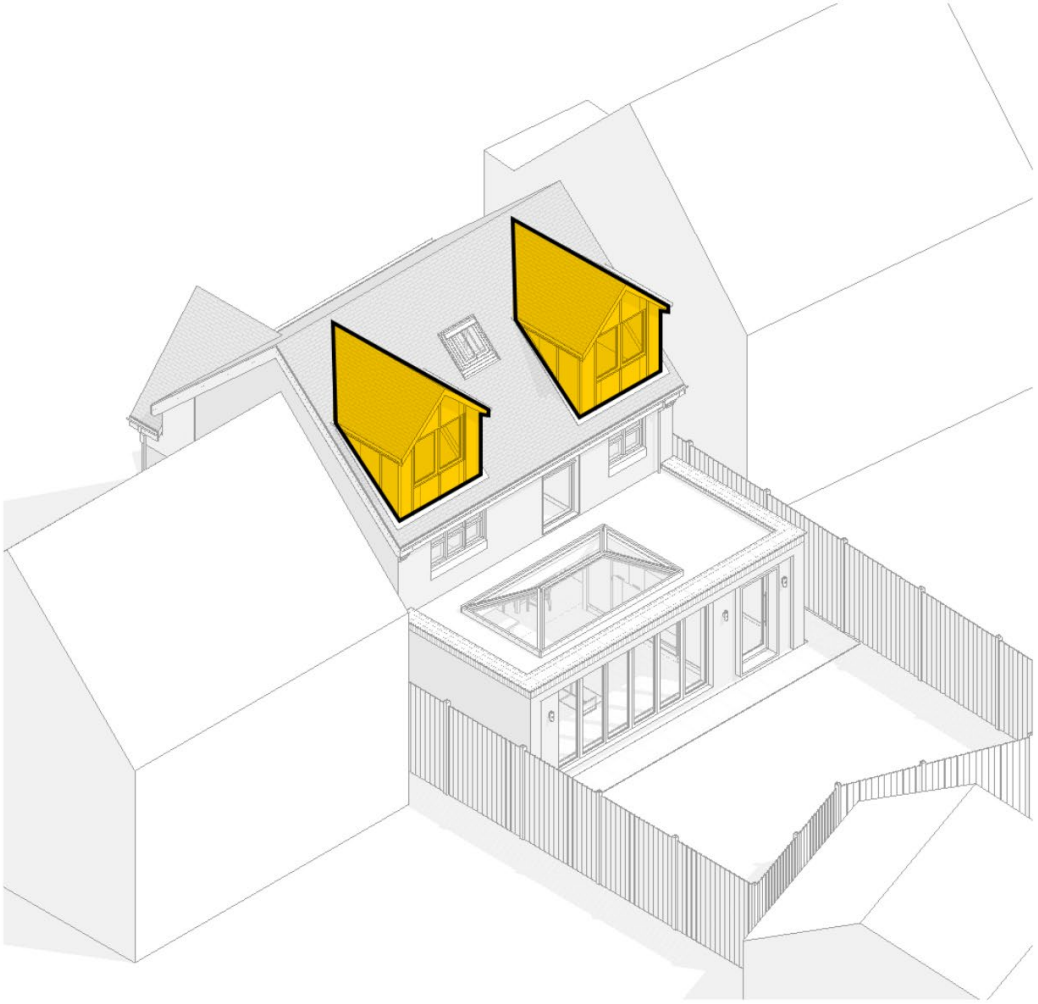

Figure 2 - Roof volume increase of 15m3

This is within the Class B volume allowance applicable to a detached dwellinghouse.

In addition to volume, the proposal is to comply with the key Class B controls including: no increase beyond the highest part of the existing roof, appropriate dormer siting, and external materials of similar appearance.

The materials used will be a standing seam metal finish. This is to match the existing precedent within the neighbouring properties.



Figure 3 - Context photos - Source Google Earth

4.3 Associated works

Roof lanterns to the single storey extension and associated window and door alterations are considered ancillary to the enlargement and are typically capable of being undertaken under Class A, provided the relevant height and siting limitations are met. No balconies or raised platforms are proposed.

5 Summary

5.1 On the basis of the site status and the submitted proposals, the development is appropriately pursued via a Lawful Development Certificate (Proposed). The ground floor extension (4.0m rear projection) and dormer roof enlargement (15m^3 volume increase) are intended to fall within the scope of permitted development under the GPDO Schedule 2, Part 1, Classes A and B.