

Certificate of Lawful Development for Proposed Small Rear Extension and Loft Conversion

Job Number: 3M-409

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1 Introduction

1.1 This Planning Statement supports the Certificate of Lawful Development for a proposed small rear extension and loft conversion under Class A and Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at 37 Sandholme Road, Brislington, BS4 3RP. Accordingly, please find enclosed:

- Application Form (duly completed);
- This Planning Statement – includes analysis of the proposals against the criteria and conditions of Part 1, Class A and B;
- Site Location Plan;
- Existing and Proposed Site Plan;
- Existing and Proposed Floorplans;
- Existing and proposed Elevations;
- Existing and Proposed Sections; and
- Application fee payable to Bristol City Council.

1.2 The following paragraphs set out the relevant regulation for each element of the proposed built works.

Class A – enlargement, improvement or other alteration of a dwellinghouse:

1.3 The following section sets out the General Permitted Development Order Part 1 Class A – enlargement, improvement or other alteration of a dwellinghouse legislation (*in italics*) and sets out our consideration of the proposal compared to the criteria and conditions to confirm the proposed rear extension is permitted development.

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if–

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

1.4 Permission for the dwellinghouse was not granted by virtue of Class M, N, P or Q of Part 3.

b) as a result of the works, the total area of ground covered by buildings within the

curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

- 1.5 I can confirm that the total area of ground covered by buildings within the curtilage of the dwellinghouse does not exceed 50% of the total site area.
- c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;*
- 1.6 The height of the proposed rear extension is single storey and would not exceed the height of the highest part of the roof.
- d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;*
- 1.7 The eaves height of the proposed rear extension would not exceed the height of the existing eaves.
- e) the enlarged part of the dwellinghouse would extend beyond a wall which—*
- i. forms the principal elevation of the original dwellinghouse; or*
 - ii. fronts a highway and forms a side elevation of the original dwellinghouse;*
- 1.8 The extension is to the rear of the property and therefore does not extend beyond the principle elevation or front onto a highway.
- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—*
- i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or*
 - ii. exceed 4 metres in height;*
- 1.9 The proposed rear extension does not extend beyond 3 metres of the original dwelling house and does not exceed 4 metres in height..
- g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—*
- i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
 - ii. exceed 4 metres in height;*
- 1.10 The proposed rear extension does not propose a larger rear extension and therefore is not subject to this criteria or conditions set out in paragraph A4 of Part 1 Class A.

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- h) *the enlarged part of the dwellinghouse would have more than a single storey and—*
- i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;*

1.11 The proposed rear extension is single storey.

- i. the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;*

1.12 The proposed rear extension is within 2 metres of the boundary and the eaves height would not exceed 3 metres.

- i) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—*
 - i. (i)exceed 4 metres in height,*
 - ii. (ii)have more than a single storey, or*
 - iii. (iii)have a width greater than half the width of the original dwellinghouse; or*

1.13 **The proposal is for a rear extension.**

- j) it would consist of or include—*
 - i. the construction or provision of a verandah, balcony or raised platform,*
 - ii. the installation, alteration or replacement of a microwave antenna,*
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or*
 - iv. an alteration to any part of the roof of the dwellinghouse.*

1.14 The proposal does not consist or include any of the above building operations.

A.2 *In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—*

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;*

1.15 The existing dwelling house is not on article 2(3) land.

- b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or*

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- 1.16 The proposed rear extension does not extend beyond the side wall of the original dwellinghouse.
- c) *the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.*
- 1.17 The proposed rear extension is single storey.

Conditions

A.3 *Development is permitted by Class A subject to the following conditions –*

- a) *the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;*
- 1.18 The proposed materials will match the existing rear elevation.
- b) *any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –*
- i. *obscure-glazed, and*
- ii. *non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and*
- 1.19 The proposed rear extension is single storey.
- c) *where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.*

- 1.20 The proposed rear extension is single storey.

Conclusion For Small Rear Extension

- 1.21 In conclusion, the proposed rear extension is accords with the criterion and conditions of Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class B – additions etc to the roof of a dwellinghouse:

- 1.22 The following section sets out the General Permitted Development Order Part 1 Class B – additions etc to the roof of a dwellinghouse legislation (in italics) and sets out our consideration of the proposal compared to the criteria and conditions to confirm the proposed loft conversion is permitted development.

Permitted development

B. *The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.*

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- 1.23 The dwelling was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of the GPDO.
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- 1.24 The height of the roof does not exceed the height of the highest part of the main roof.
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- 1.25 The roof does not extend beyond the plan of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
- i. 40 cubic metres in the case of a terrace house, or
 - ii. 50 cubic metres in any other case;
- 1.26 The volume of the resulting roof space would exceed the cubic content of the original roof space by 39.3 cubic metres (see accompanying volume calculation).
- (e) it would consist of or include—
- i. the construction or provision of a verandah, balcony or raised platform, or
 - ii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- 1.27 The loft conversion did not involve the either of the above.
- (f) the dwellinghouse is on article 2(3) land;
- 1.28 The dwellinghouse is not on article 2(3) land
- (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or
- 1.29 The dwellinghouse was not built under part 20 of the GPDO.
- (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

1.30 The dwellinghouse has not been enlarged under Class AA of the GPDO.

Conditions

B.2 Development is permitted by Class B subject to the following conditions –

(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;*

1.31 The materials match the existing dwelling as constructed.

(b) *the enlargement must be constructed so that –*

i. *other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –*

(aa) *the eaves of the original roof are maintained or reinstated; and*

(bb) *the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and*

ii. *other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and*

1.32 The eaves of the original roof are maintained and the enlargement does not extend beyond the outside face of any external wall.

(c) *any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –*

i. *obscure-glazed, and*

ii. *non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

1.33 The proposed side window is obscure glazed and non-opening.

Conclusion

1.34 In conclusion, the proposed loft conversion is accords with the criterion and conditions of Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1.35 In light of the above, we request that the Council confirms in writing that planning permission is not required for the proposed development. Please do not hesitate to contact me should you require any additional information.

