

## 41 MEADOWBANK, NW3 3AY

### PLANNING STATEMENT

*Applicant: Troy Swanson & Alison Abbey*

*Agent: Alexander Martin Architects*

The applicant seeks to be granted Prior Approval for a single storey 'Larger Home Extension'.

The following provisions are used to define whether a proposal is permitted under The Town and Country Planning (General Permitted Development) (England) Order 2015.

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

#### *A.1 Development is not permitted by Class A if—*

A.1 (a)	<i>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);</i>	The dwellinghouse is purpose built and has not been subject to a change of use.
A.1 (b)	<i>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);</i>	The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage of the house excluding the ground area of the original dwellinghouse.
A.1 (c)	<i>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;</i>	No part of the proposed enlargement will exceed the height of the highest part of the roof of the existing dwellinghouse.
A.1 (d)	<i>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;</i>	The eaves of the proposed enlargement will not exceed the height of the highest part of the roof of the existing dwellinghouse.
A.1 (e)	<i>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;</i>	The proposed enlarged part of the dwellinghouse will not extend beyond a wall which forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.
A.1 (f)	<i>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;</i>	N/A - the proposed extension is subject to paragraph (g)

A.1 (g)	<p><i>For a dwellinghouse not on article 2(3) land* nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have more than one storey and—</i></p> <p><i>(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</i></p> <p><i>(ii) exceed 4 metres in height?</i></p>	<p>The enlarged part of the dwelling house will have a single storey and will not extend beyond the rear wall of the original dwellinghouse by more than 6 metres.</p> <p>The gardens are terraced, stepping down from the house. As such the enlarged part of the dwelling house has been designed to be stepped, so that the height does not exceed 4m when measured from the neighbouring ground level.</p>
A.1 (h)	<p><i>the enlarged part of the dwellinghouse would have more than a single storey and—</i></p> <p><i>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</i></p> <p><i>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;</i></p>	<p>The enlarged part of the dwelling house will not be more than a single storey</p>
A.1 (i)	<p><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;</i></p>	<p>The enlarged part of the dwelling house is within 2m of the boundary. The gardens are terraced, stepping down from the house. As such the enlarged part of the dwelling house has been designed to be stepped, so that the height of the eaves does not exceed 3m when measured from the neighbouring ground level.</p>
A.1 (j)	<p><i>the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—</i></p> <p><i>(i) exceed 4 metres in height,</i></p> <p><i>(ii) have more than a single storey, or</i></p> <p><i>(iii) have a width greater than half the width of the original dwellinghouse;</i></p>	<p>The enlarged part of the dwellinghouse will not extend beyond a wall forming a side elevation of the original dwellinghouse.</p>
A.1 (k)	<p><i>it would consist of or include—</i></p> <p><i>(i) the construction or provision of a verandah, balcony or raised platform,</i></p> <p><i>(ii) the installation, alteration or replacement of a microwave antenna,</i></p> <p><i>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</i></p> <p><i>(iv) an alteration to any part of the roof of the dwellinghouse.</i></p>	<p>The proposed development does not include the construction, provision, installation, alteration, or replacement of any of the above.</p>

*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;	N/A – the dwelling house is not on <i>article 2(3) land</i>
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A – the dwelling house is not on <i>article 2(3) land</i>
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A – the dwelling house is not on <i>article 2(3) land</i>

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

(a)	<i>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;</i>	The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
(b)	<i>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</i>	N/A - There are no upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse.