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PROPOSED REAR EXTENSION AT 8 HILLCREST ROAD, LANGHO



This statement details the relevant classes which the proposal relates to support the Lawful Development Certificate application to RVBC for the alterations and extension at the rear of 8 Hillcrest Road, Langho in order to validate the submission and allow the case officer to assess all the facts. The following should be read in association with the application drawings.

CLASS A – ENLARGEMENT, IMPROVEMENT OR ALTERATION

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);

Permission for use as a 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 dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);

The rear extension would not exceed 50% of the total area of curtilage of the property.

(c) the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house;

The height of the proposed rear extension will not exceed the height of the existing dwelling.

(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the existing dwelling house;

The height of the eaves of the proposed rear extension will not exceed the height of the eaves of the existing dwellinghouse.

(e) the enlarged part of the dwelling house would extend beyond a wall which

- (i) fronts a highway; and
- (ii) forms either the principal elevation or a side elevation of the original dwelling house;

The proposed rear extension would not extend beyond a wall which fronts a highway.

(f) subject to paragraph (g), the enlarged part of the dwelling house would have a single storey and –

- (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwelling house, or
- (ii) exceed 4 metres in height;

The rear extension will extend beyond the rear wall of the detached dwellinghouse by 2.4m max and will measure approximately 5m in total height to match the ridge of the existing house.

(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;”

N/A

h) the enlarged part of the dwelling house would have more than one storey and –

- (i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

The proposed rear extension has a room in the roof space (as the existing dwelling) and does not extend more than 3m from the original rear wall of the house or is within 7m of the opposite rear boundary.

(i) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed rear extension is within 2m of the boundaries at the sides and the eaves height does not exceed 3m.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) exceed 4 metres in height,
- (ii) have more than one storey, or
- (i) have a width greater than half the width of the original dwellinghouse; or

(k) it would consist of or include—

- (i) the construction or provision of a veranda, 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
- (ii) an alteration to any part of the roof of the dwellinghouse.

The proposed rear extension would not extend beyond a wall forming the side elevation of the dwellinghouse or consist of or includes any of the above criteria.

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;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

The application site is not sited on article 2(3) land.

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The exterior materiality will match the existing house – consisting of facing brickwork, concrete roof tiles and white UPVC window frames

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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

N/A

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed rear extension contains a room in the roof space and the roof pitch matches the existing roof. A hipped roof design is not practical to create the volume..

CLASS B – ADDITIONS ETC TO THE ROOF

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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

The roof height of the extension matches the existing house

(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

N/A

(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

The roof as extended is 47 m3 (the house is semi detached)

(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

N/A

(f) the dwellinghouse is on article 2(3) land

N/A

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

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

The roof materials will match the existing house (concrete tile)

- (b) the enlargement shall 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 shall, so far as practicable, be 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

N/A

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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

N/A

Supporting information includes :-

Application form
Existing plans
Existing elevations
Proposed plans
Proposed elevations

Site plan

