

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
28 March 2025

**PROPOSED SINGLE STOREY REAR EXTENSION, DORMER CONSTRUCTION AND
ALTERATIONS
AT
36 PAINTER WOOD, BILLINGTON, LANCASHIRE**



This statement details the relevant legislation under The Town and Country Planning (General Permitted Development) (England) Order 2015, class AA enlargement for the prior approval application to RVBC for the new first floor extension to the existing single storey detached house 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 which supports the response for each element of the legislation.

Summary of the legislation

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey,

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

In respect of the paragraphs covered under AA.1

These state that the proposal cannot be considered permitted development if:

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

This is not the case.

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

This is not the case.

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

This is not the case.

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

This is not the case.

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

This is not the case.

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

This is not the case.

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

This is not the case.

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

The floor to ceiling height of the additional storey will measure 2.4m. This does not exceed the height of the existing ceiling within the dwelling.

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

This is not the case.

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

This is not the case.

The proposal meets all criteria a)-k) to be classed as permitted development.

In respect of the conditions set out in AA.2.

Sub-paragraph (2) requires:-

(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;

This would be the case.

- (b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

This would be the case.

- (c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

This would be the case.

- (d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse

The plans indicate this would be the case.

Sub-paragraph (3) states:

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

(iii) air traffic and defence asset impacts of the development; and

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;

This is confirmed by the details within this statement and the application drawings

The application property features adjacent properties on its north eastern and south western boundaries which are oriented with principal elevations facing north west similarly to the application property, all of which are sited along a consistent building line.

As a result, the proposed massing of the scheme as submitted would be unlikely to lead to a loss of light for the neighbouring properties.