STUDIOLITE ARCHITECTS

10 Common Hill, Steeple Ashton, Trowbridge, Wiltshire, BA14 6ED

# PLANNING STATEMENT

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# 1.0 PROPOSED DESIGN

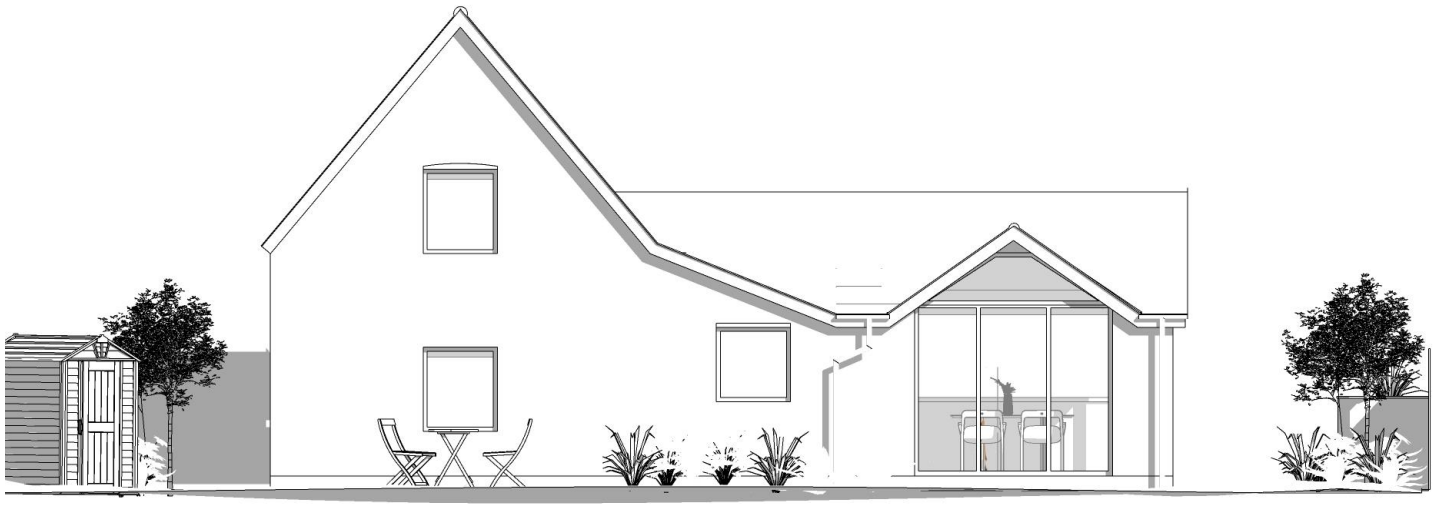
The proposed scheme at 10 Common Hill, Steeple Ashton, Trowbridge, Wilts, BA14 6ED consists of the addition of bi-fold doors to the kitchen diner to provide natural daylight and give a connection to the garden. Due to a low eaves height a small dormer style pitched roof is required to allow access to the outside from the kitchen dining room.

## 1.1 Change Of Use

The dwelling is to remain as a dwelling with no increase in floor space.

## 1.2 Building Height

The proposed building height does not increase. The small pitched roof over the proposed bifolds does not increase the height of the building or have a detrimental impact on neighbouring properties.



## 1.3 Building Footprint

The building footprint is to remain unaltered with no increase in floor space.



## 1.4 Materials

The proposed rendered elevation and concrete interlocking tiled roof is to match in with the existing house to give a single harmonious facade treatment.



# 2.0 PERMITTED DEVELOPMENT RIGHTS

The following is a summary of the legislation in respect to PDR (Permitted Development Rights) in accordance with Schedule 2 of 'The Town and Country Planning (General Permitted Development) (England) Order' published in 2015 (GPDO 2015) and summarised in the Ministry of Housing, Communities and Local Governments 'Permitted Development Rights For Householders' published in September 2019.

## 2.1 All Extensions

1. Only half the area of land around the 'original house' can be covered by extensions or other buildings.

2. Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

3. Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.

4. Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.

5. The work cannot include:

    a. verandas, balconies* or raised platforms.

    b. a microwave antenna (e.g. TV aerial or satellite dish).

    c. a chimney, flue or soil and vent pipe.

    d. any alteration to the roof of the existing house.

6. On Article 2(3) 'designated land' the work cannot include cladding of the exterior.

7. The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house.

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## 2.2 Single Storey Extensions

1. Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.
2. Where not on Article 2(3) designated land* or a Site of Special Scientific Interest; and subject to ‘prior approval’, the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house.
3. This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application.
4. Single-storey rear extensions cannot exceed four metres in height.

## 2.3 Outbuildings

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

1. No outbuilding on land forward of a wall forming the principal elevation.
2. Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
3. Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
4. No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height).
5. No more than half the area of land around the "original house"* would be covered by additions or other buildings.

6. In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
7. On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
8. Within the curtilage of listed buildings any outbuilding will require planning permission.

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# 3.0 DEFINITIONS

## 3.1 Original House

This means the house as it was first built; or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

## 3.2 Outbuildings

Rules governing outbuildings apply to sheds, playhouses, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling-house.

## 3.3 Article 2(3) Designated Land

This is defined as land within:

1. A conservation area; or
2. An area of outstanding natural beauty; or
3. An area specified by the Secretary of State for the purposes of enhancement and
4. Protection of the natural beauty and amenity of the countryside; or
5. The Broads; or
6. A National Park; or
7. A World Heritage Site.

# 4.0 CONCLUSION

## 4.1 Summary

The proposed external bi-fold doors and small dormer style roof over does not constitute a change of use, nor is the floor area increased. The height of the building is to be no greater than currently and materials are to match existing. The impact on neighbours and surroundings will be minimal and in this regard the development is judged to be within the requirements of PDR (Permitted Development Rights).