

## **Supporting Statement for;**

Prior Approval under permitted development for a single storey rear extension with a maximum of 8m and minimum of 6m, 3m height to the eaves and 3.5m maximum height

At –

**18 Twickenham Road, Teddington  
TW11 8AG**

## **PART 1**

### **i. INTRODUCTION –**

**The property received permission for the reversion from 3 flats back to a single-family dwelling (its original use) in September 2022 after being allowed on appeal. It is important to note that permitted development rights which existed for the property before it was converted to flats have been reinstated on the basis that the Appeal Inspector did not restrict this through a condition on the permission. Indeed, the approval of application Ref No. 22/2998/PS192 (approved 10/11/2022), which allowed for roof extensions under permitted development confirms this.**

**Therefore, the Applicants are exercising their rights under permitted development to apply for a larger home extension through prior approval. The General Permitted Development Order (GPDO) allows for extensions to be built on many homes without the need for planning permission, although there are a few restrictions. The terms used for this type of development in Schedule 2, Part 1, Class A the GPDO is ‘the enlargement, improvement or other alteration of a dwellinghouse’.**

**The definition for dwellinghouses contained within Article 2 of the GPDO states “does not include a building containing one or more flats, or a flat contained within such a building”. The property is now in use as single family dwelling and the previous flats partitions have been removed to allow the whole internal space to be used by one family occupier only.**

**The proposal affects the lower ground floor of the property which is built on natural ground level at the rear.**

## **PART 2**

### **i. Class A Prior Approval**

**Schedule 2, Part 1, Class A at paragraph A.1 (g) of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits extensions to dwellinghouses as permitted development provided they are single storey only and do not extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwelling house or 6m in the case of any other dwellinghouses, and they must not exceed a maximum height of 4m and an eaves height of 3m. The dwellinghouse must also not be located on article 2 (3) land or on a site of special scientific interest. It is the applicant's responsibility to ensure that their proposals comply with all other relevant limitations and conditions set out in Class A which would apply in such a scheme.**

**Before the beginning of the development, the developer must notify the Local Planning Authority by providing a written description of the proposed development, a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined and certain other information. This type of notification is subject to a deadline of 42 days (i.e., six weeks).**

**The applicants in accordance with Class A.4 (2) have supplied the Local Planning Authority with a written description of the proposed development which states:**

- (i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse by a maximum of 8 metres and a minimum of 6 metres;**
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 3.5 metres; and**
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 3 metres.**

**A Site Location Plan, existing and proposed drawings, and a completed application form including the addresses of adjoining premises; the developer's contact and e-mail address have been submitted in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).**

## ii. 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, PA or Q of Part 3 of this Schedule (changes of use);

**Not Applicable.**

(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);

**Complies: The plot is roughly 35m in length and the garden is approx. 20m deep, an extension of 6m – 8m will NOT cover more than 50% of the curtilage.**

(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;

**Complies: The maximum height would be 3.5m and the house has an overall height of 10m from natural ground level at the rear of the plot.**

(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;

**Complies: The proposed eaves height at the rear would be 3m and the existing eaves is 5.9m high.**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or **N/A**

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

**N/A**

(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; **Para. G is applicable in this case, this supersedes para. F (see below):**

(g) until 30th May 2019 (*now extended indefinitely*), 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;

**Complies: The proposed depth of the extension would be between 6m – 8m on a detached house and the total height of the extension would be 3.5m.**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(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;

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

**Complies: The proposed extension would be single-storey only and the existing house is two and a half storey.**

(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 a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

**The proposal would not exceed the above requirements, the proposed structures would extend from two separate rear elevations of the house.**

**The Permitted development rights for householders – Technical Guidance prepared by the Ministry of housing communities and local government (2019) clarifies that “A wall forming a side elevation of a house will be any wall that cannot be identified as being a front wall or a rear wall. Houses will often have more than two side elevation walls.” This is illustrated below:**

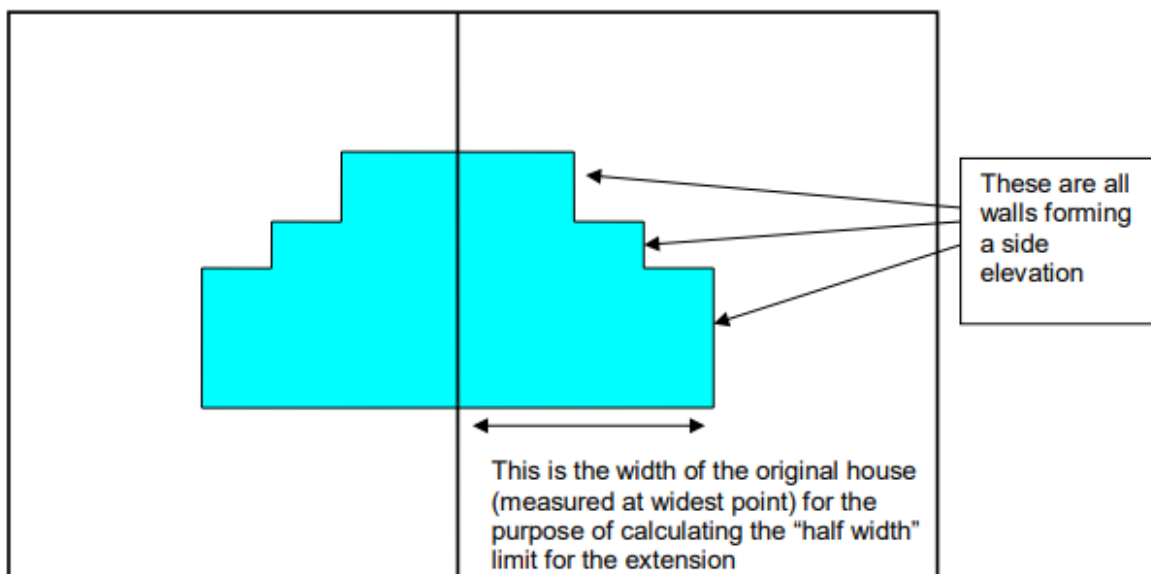
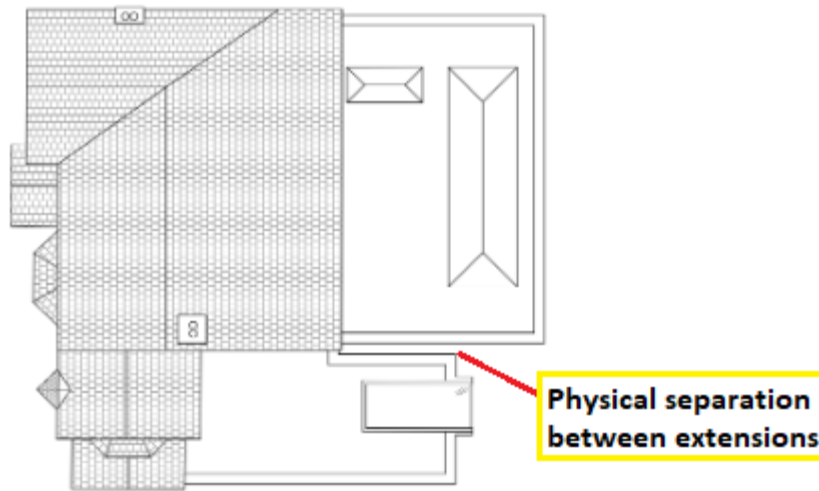


Fig.1: Side elevations and half width

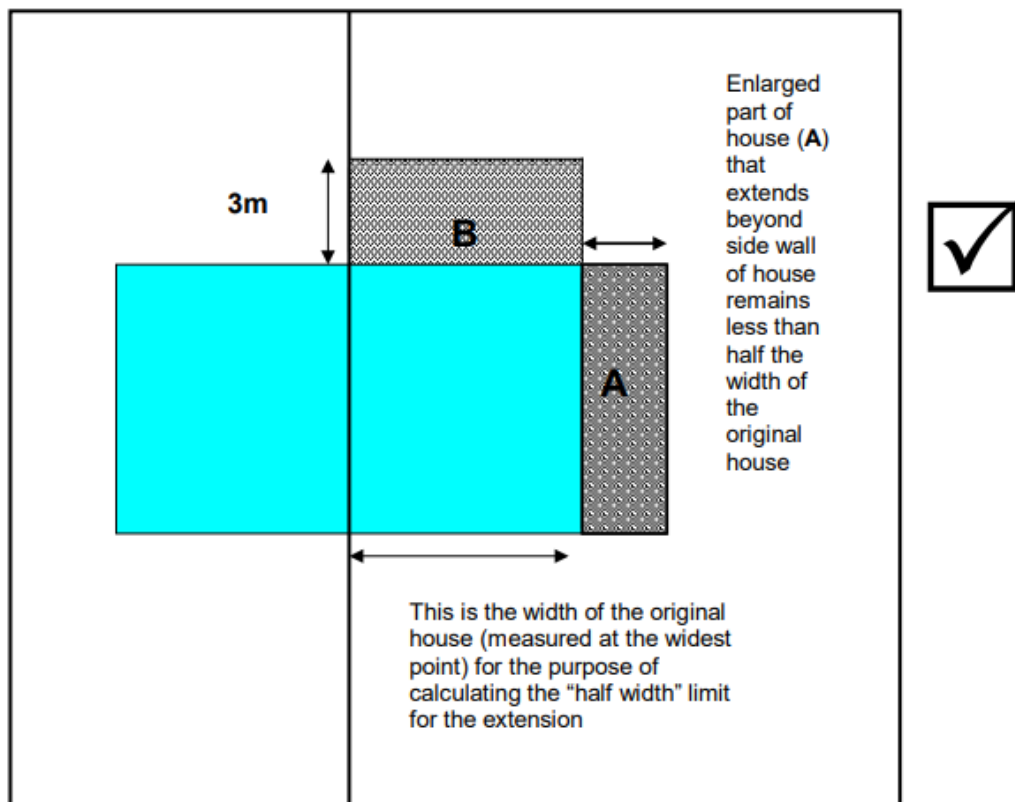
**What the above effectively shows, is that there can be no wrap-around extension which is more than half the width of the original house. The proposal would extend from two original rear walls of the house and one these**

**extensions would run along a side elevation as shown in Fig.1 above. However, the structure past the side elevation would not be physically connected with the one extending from the main rearmost elevation; hence there is no wrap-around extension and no proposed structure would run past a side elevation wall and have a width greater than half that of the original house as shown below:**



*Fig 2: Physical separation avoiding 'wrap-around' and more than half width*

**In simple terms, what is shown above is that the main rear extension proposed at 6m has no effect on the width of the deeper side extension proposed at 8m from its rear wall. The closest example from the PD – Technical Guidance is shown below:**



*Fig. 3: Two extensions that are physically separated to avoid 'half width'*

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

***It is noted that there are no other structures that could be potentially joined up with the proposed extension.***

(k) 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.

***The proposal would not consist or include any of the above.***

**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.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

***The site is not within a Conservation Area or other designated land and therefore not on article 2(3) land.***

**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;

***The submitted drawings indicate that the proposed materials would be similar to the existing at the rear elevation which is finished in exposed brickwork.***

- (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

- (b) 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.

**All N/A.**

**A.4—**

(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(2) Before beginning the development the developer must provide the following information to the local planning authority—

- (a) a written description of the proposed development including—
  - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
  - (ii) the maximum height of the enlarged part of the dwellinghouse; and
  - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
  - (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
- (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
- (c) the addresses of any adjoining premises;
- (d) the developer's contact address; and
- (e) the developer's email address if the developer is content to receive communications electronically.

***These are included as part of the applicants submission.***

(3) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).



## PART 3

### i. CONCLUSION –

The applicants, through the submitted drawings, statement and details given on the application form, have effectively demonstrated that the proposal would be permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Whilst amenity concerns are not relevant under permitted development, the proposal would not have any undue impact on neighbouring amenity due to its location at lower ground floor which would be offset from both side shared boundary lines by approx. 3m from No.20 to the north and some 2.5m from No.16 to the south, where there is an existing extension at the same level with a similar overall projection and height as proposed in this scheme.

### ii. RECOMMENDATION –

**That Prior Approval is Not Required and the proposal would fall within the remits of Permitted Development.**