PlanningPortal

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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr& Mrs
First name:	P and S
Last name:	Thompson
Company (optional):	
Unit:	
Number:	11
Suffix:	
Building name:	
Address 1:	Ferndale Grove
Address 2:	
Address 3:	
Town:	East Boldon
County:	Tyne and Wear
Country:	England
Postcode:	NE36 0TG

2. Agent Name and Address

Title:	Mr
First name:	Stephen
Last name:	Reed
Company (optional):	Anthony Watson Chartered Architect
Unit:	
Number:	5
Suffix:	
Building name:	
Address 1:	Douro Terrace
Address 2:	
Address 3:	
Town:	Sunderland
County:	Tyne and Wear
Country:	England
Postcode:	SR2 7DX

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	11	Suffix:	
Building name:					
Address 1:	Ferndale Grove				
Address 2:	East Boldon				
Address 3:	Tyne and Wear				
Address 4:					
Postcode:	NE36 0TG				

4a. Eligibility - The current building and site

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:
- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site; or
- in a site of special scientific interest;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - The proposed development (continued)

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:
- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:
- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
  - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
  - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:
- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

☐ Yes ☒ No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4c. Eligibility - Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:
- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:
- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

Matching brickwrok as far as possible
Matching tile hanging
Same Roof piitch and profile

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof)

approx. 4.7 metres metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof)

appriox. 7.2m metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

Distance to the main elevation of the property opposite at the front - approx. 35.6m
Distance to the main elevation of the property opposite at the rear - 23.3m

There ara no overlooking issues to the side neighbours

There will be no loss of light to the neighbours

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

No impacts

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.
Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.
The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted.
If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	☒	A plan indicating the site and showing the proposed development.	☐
The correct fee	☒	All plans should be drawn to an identified scale and show the direction of North.	
A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows	☒	Plans can be bought from one of the Planning Portal's accredited suppliers: https://www.planningportal.co.uk/buyaplanningmap	

7. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: | Or si[redacted] | Date (DD/MM/YYYY): 25.03.22 (date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: | National number: 0191 5650174 | Extension:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address: s.reed@awca.co.uk