

Planning Statement

Date: 24/07/2024

Site Address: 543 Bath Rd, Longford, West Drayton, UB7 0EL

Planning application reference number:

Introduction:

The Planning Statement is in support of a Lawful Development/Use Certificate for the erection of two side dormers; Erection of a single storey ground floor rear extension and Change of use from a single family dwellinghouse (Use Class 3) to six bedroom small HMO with a maximum capacity of six persons (Use Class 4).

Site Characteristics:

The application site is a two-storey detached building located on the South side of Bath Road. The site is in use as a single family dwellinghouse. The surrounding area is characterised by residential developments. The application site is not located within a conservation area and the building is not listed.



Relevant Planning History:

23092/APP/2023/895

Conversion of roof space to habitable use to include two side dormers and 1 gable window (Application for a Certificate of Lawful Development for a Proposed Development – **Granted on 11/05/2023**)

23092/APP/2021/468

Two storey side extension and single storey rear extension – **Granted on 22-04-21**

Proposed roof extension

Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended) Schedule 2, Part 1, Class B & C

CLASS B - Proposed Roof Alterations (If the answer to any of these questions is YES then planning permission is required):

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?

NO

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?

NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed/ in a conservation area?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?

YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?

YES

Are any side facing windows obscurely glazed?

YES

CLASS C - Any Other Alteration to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?

N/A

Would it result in the highest part of the alteration being higher than the highest part of the original roof?

NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?

NO

Summary:

On the basis of the above, the proposed roof extension constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended)

Proposed ground floor extension

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

Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule? **NO**

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; **NO**

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; **NO**

The enlarged part of the dwellinghouse would extend beyond a wall which-

- (i) fronts a highway, and
- (ii) forms either the principal elevation or a side elevation of the original dwellinghouse; **NO**

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; **NO**

The enlarged part of the dwellinghouse would have more than one storey and-

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; **NO**

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; **NO**

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
- (ii) have a width greater than half the width of the original dwellinghouse - **NO** or it would consist of or include-

- (i) the construction or provision of a veranda, balcony (means a platform with a height greater than 300 millimetres) or raised platform, **NO**
- (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. **NO**

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

N/A - The proposed development is not located upon Article 2(3) land.

Summary:

The proposed ground floor extension meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015) as amended, Schedule 2, Part 1, Class A.

Proposed Change of Use:

Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) outlines permitted development rights for the change of use of a C3 dwelling House to a C4 HMO. Class L states:

Class L – C3 (dwellinghouses) to C4 (small HMOs)

L. Development consisting of a change of use of a building-

(b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

L.1 Development is not permitted by Class L if it would result in the use –

- (a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse

falling within Class C4 (houses in multiple occupation) of that Schedule; or

(b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Summary:

The proposal would provide 6 bedrooms each with an en-suite and 2 communal kitchens. The proposal by virtue of its design and layout will remain a single household. The floor plans demonstrate a layout which is representative of a property which would be occupied and utilised by 6 people (a small HMO -C4). The occupants of the property would share communal areas (such as the kitchens) but would have their own individual bedrooms (all of which meet the national minimum space standards for bedrooms).

The proposal is considered to be permitted development by virtue of the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015) and it is therefore expected that a Lawful Development/Use Certificate be issued to that effect.