

Application to determine if prior approval is required for 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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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	2. Agent Name and Address
Title: MR First name: SAMIT	Title: MR First name: VISHAL
Last name: PATEL	Last name: PATEL
Company (optional):	Company (optional): V-DESIGN CAD SERVICES LTD
Unit: Number: 28 Suffix:	Unit: Number: 62 Suffix:
Building name:	Building name:
Address 1: WALNUT WAY	Address 1: STATION APPROACH
Address 2:	Address 2:
Address 3:	Address 3:
Town: RUISLIP	Town: RUISLIP
County:	County: MIDDLESEX
Country: ENGLAND	Country: ENGLAND
Postcode: HA4 6TD	Postcode: HA4 6SA

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	28	Suffix:	
Building name:					
Address 1:	WALNUT WAY				
Address 2:	RUISLIP				
Address 3:					
Address 4:					
Postcode:	HA4 6TD				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, 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.

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.

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.

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.

4. Eligibility (continued)

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.

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.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- 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.

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.

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.

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.

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)

Erection of an Additional One Storey on the Existing Two-storey Dwelling house.

A report for the management of the construction of the development sets out the following to mitigate any adverse impact:

1. The Proposed Development will be built during the operating working hours of 8:00am to 5:00pm (Mondays to Fridays) and 8:00am to 1:00pm (Saturdays).

Apart from working between the noted hours above, methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from the construction works are the following:

2. Dust Control: Dust will be suppressed throughout the construction phase through the use of water spray. Noise and Vibration is monitored through site management supervision but will generally reduce to a minimum post demolition, due to construction techniques being implemented such as envelope cladding and curtain walling.

- Contractors written safe systems of work procedures must contain control measures to minimise dust and disturbance that may affect the health of anyone.
- Dust cutters to be fitted with dust suppression or removal.
- Wood dust to be controlled by machining in the open air whenever practicable or by using local dust collection equipment in a well ventilated room.
- All works to be cleaned and damped down as the work progresses.

3. Noise Control: Noise nuisance will be kept to a minimum by use of the following:

- The use of whispering plant and muffled equipment.
- The control method of demolition.
- The overall sequence of demolition working within the confines of the site and allowing the external wall to provide a noise screen.
- All plant and processors comply with industry standard specification for use within construction sites. The contractors will utilise every endeavour to comply BS5228 part 1 for minimum noise levels during the execution of the works.

4. Traffic and delivery: Parking arrangement and delivery time will be managed accordingly to the mentioned schedule above, between 8:00am to 5:00pm (weekdays). The adjoining properties or owners will not be agitated for any parking or delivery matters. The site will be accessed from the side or rear of the property, varying from the property's accessibility.

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

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

Proposed windows of the new additional storey is facing front and rear of the building. A minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development. Therefore neighbouring premises overlooking and privacy will not be affected.

The proposed additional storeys only be constructed on the principal part of the building therefore loss of light will not be affected to neighbouring premises.

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

Proposed additional storey is not on flight path or nearby airport.

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.

Site is not within protected view.

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 will be required. 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/buyapanningmap | |

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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 signed - Agent:

Date (DD/MM/YYYY):

(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:	Extension:
	0203 488 4890	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address: