

Roquebrun, Reservoir Road, Whaley Bridge, High Peak SK23 7BW

Evidence to verify statement

For Mr & Mrs Clarke

By: SlaterWilde Ltd

Oct 2013

SW016/ST01

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The site consists of a detached house located in an area of countryside. It has a secluded position and is accessed via the public highway Reservoir Road. The proposal is for a single storey pitched roof extension to provide a porch/utility and family room to the existing dwelling/house. The extension measures 6.1m long x 6.2m wide x 3.75m high and will be constructed of materials that match the main dwelling. Refer to the submitted drawings SW016- PL001, P003, P004, P006 and P007.

We believe the proposal as is accords with the provisions of Class A of Part 1 of Schedule 2 of the Town and Country General Permitted Development Order 1995 (amended) and does not require Planning Permission for the following reasons:

- The development is not on designated land, is not a Listed Building, or has an Article 4 Direction upon it.
- The total area of ground covered by the extension and any other curtilage buildings (post development) would not exceed 50% of the existing site area.
- No part of the extension would project beyond the wall of a principal or side elevation which fronts a highway. The public highway being Reservoir Road.
- The materials used would match those of the existing house.
- The extension is not extending beyond/forward of a side elevation by an amount greater than the overall width of more than half the width of the original dwelling
- The extension is of single storey and does not exceed 4m in height.
- The eaves do not exceed 3m in height at any point within 2m of a boundary
- The extension is not extending a rear elevation/wall
- No part of the extension would exceed the maximum eaves and ridge heights of the existing house.