

Salters Way
Eccles Road
Whaley Bridge
SK23 7EW

Evidence to verify statement

For Mr & Mrs Bessell

By: SlaterWilde Ltd

Oct 2014

SW052/ST01

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The site consists of a detached house. It has a secluded position and is accessed via the public highway Unnamed Road from Crist Nob To Eccles Road. The proposal is for a single storey flat roofed rear extension to provide a dining room, extended kitchen and home office to the existing dwelling/house. The extension measures 13.4m long x 4m wide x 2.5m high and will be constructed of materials that match the main dwelling. Refer to the submitted drawings SW052 LD001,LD002,LD003,LD004 and LD005.

We believe the proposal as is accords with the provisions of Class A & Class C 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:

- **A.1 (a)** - The total area of ground covered by the extension as well as other buildings within the curtilage of the dwelling does not exceed 50% of the total area of the curtilage (excluding the ground area of the original house)
- **A.1 (b)** - The height of the extension does not exceed the highest part of the roof of the existing house
- **A.1 (c)** - The height of the eaves of the extension does not exceed the height of the eaves of the existing house
- **A.1 (d)** - No part of the extension projects beyond the wall of a principal or side elevation which fronts a highway. The public highway being Eccles Road.
- **A.1 (e)** - The extension is single storey, it does not exceed 4 metres in height and does not extend beyond the rear wall of the original house by more than 4 metres
- **A.1 (f)** - The extension does not have more than one storey
- **A.1 (g)** - Where the extension is to be within 2 metres of any boundary of the property, the height of the eaves of the extension does not exceed 3 metres
- **A.1 (h)** - The extension does not extend beyond a wall forming a side elevation
- (i) It does not consist of the construction of a balcony, veranda or raised platform
- (ii) The installation, alteration or replacement of a chimney, flue or vent pipe
- (iii) An alteration to any part of the roof of the dwelling house
- **A.2** - The development is not on designated land, is not a Listed Building, or has an Article 4 Direction upon it.
- **A.3** - The materials used in the exterior work are similar appearance to those used in the construction of the existing house
- **Rooflights** – Covered under Class C
- **C.1 (a)** - Does not protrude more than 150mm beyond the surface of the roof covering
- **C.1 (b)** – Does not result in the highest part of the alteration being higher than the original roof
- **C.1 (c)** – Does not include the installation, alteration or replacement of a chimney, flue or vent pipe