

Burnside, Start Lane, Whaley Bridge, High Peak SK23 7BP

Evidence to verify statement

For Mr & Mrs Johnson

By: SlaterWilde Ltd

July 2016

SW140/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 Start Lane. The proposal is for a single storey pitched roof extension to provide an extended kitchen to the existing dwelling/house. The extension measures 6.1m long x 3.0m wide and will be constructed of materials that match the main dwelling. Refer to the submitted drawings SW140- P001, P002, P003, P004 and P005.

We believe the proposal as is accords with the provisions of Class A, Class B of Part 1 of Schedule 2 of the Town and Country General Permitted Development Order 2015 (amended 2016) and does not require Planning Permission for the following reasons:

- The development is not on designated land (Article 2(3) land, is not a Listed Building, or has an Article 4 Direction upon it.
- (a) Development is not a change of use
- (b) 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.
- (c) No part of the extension would exceed the height of the highest part of the roof of the existing dwelling house
- (d) No part of the extension would exceed the height of the eaves of the existing dwelling house
- (e) No part of the extension would project beyond the wall of a principal or side elevation which fronts a highway. The public highway being Start Lane.
- h) the enlarged part of the dwelling house would have more than a single storey and will not extend beyond the rear wall of the original dwelling house by more than 3 metres, and is not within 7 metres of any boundary of the curtilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house
- i) the enlarged part of the dwelling house is not within 2 metres of the boundary of the curtilage of the dwelling house
- Condition A.3
(c) the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse
- The materials used would match those of the existing house.

Part B.1

- (a) Development is not a change of use
- (b) No part of the extension would exceed the height of the highest part of the roof of the existing dwelling house
- (c) No part of the extension extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- (d) the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres