MME PLANNING SERVICES

Prior approval for the enlargement of an existing dwellinghouse by addition of an additional storey.

at

Little Orchard, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

Planning Statement

Ref: P-057a

April 2025

Version 1

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Figure 1: Site Location / Red Line Area

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1. Introduction

1.1 MME Planning Services is instructed to submit an application for prior approval in respect of the enlargement of an existing dwellinghouse by addition of an additional storey, under Schedule 2, Part 1, Class AA of the General Permitted Development Order (GPDO) 2015 (as amended).

1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: a description of the site, an explanation of the proposed works and a demonstration that the extension works fully comply with the stipulations and restrictions set out in the GPDO.

1.3 It is noted that this application is essentially a re-submission of a previously permitted Prior Approval application under planning reference DC/21/2018 which was granted in April 2022.

2. Site and Surroundings

2.1 The application site consists of a detached bungalow located on the southern side of Dagbrook Lane, Henfield. The site is located within the countryside in policy terms, but no other statutory designations cover the site. The site is within a rural area characterised by farms and individually designed dwellings.

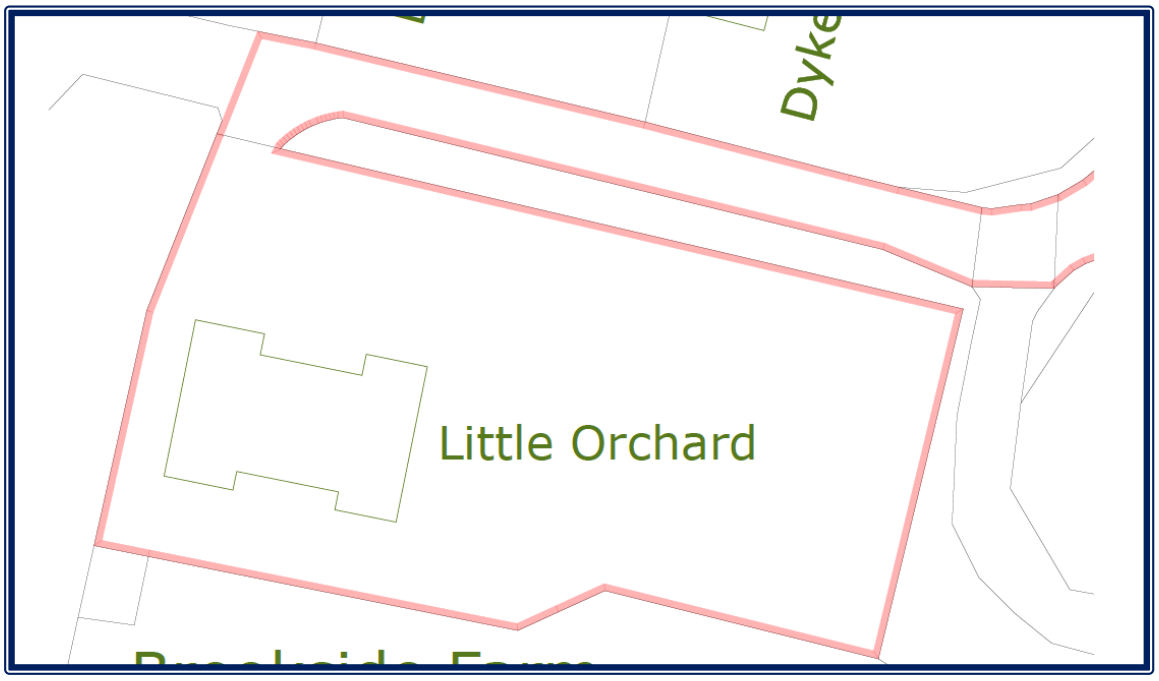


Figure 2: Site / Block Plan



Figure 3: Existing Floor Plan and Elevations

3. Development Proposal

3.1 It is proposed that the existing bungalow be extended with the erection of an additional storey to form a two-storey dwelling. The bungalow would increase in height by 2.7m. The application seeks to ascertain whether the prior approval of the Local Planning Authority is required, under Schedule 2, Part 1, Class AA of the General Permitted Development Order (GPDO) 2015 (as amended).

3.2 The proposal comprises the addition of 1no storey to the existing single storey dwelling to facilitate the creation of 1x 4-bed two-storey dwelling. The proposed extension would retain the roof design of the existing bungalow, with windows and key features, including materials, matching that of the existing property. The proposed enlarged dwelling would comprise a living room, dining room, family room, kitchen, study, utility room and WC at ground floor level and 4x bedrooms and 3x bathrooms at first floor level. The resulting dwelling would have a GIA of approximately 218sqm.

3.3 The proposed dwelling would also comply with Nationally Described Space Standards (NDSS). As detailed above, the proposal is essentially identical to that previously approved under planning reference DC/21/2018.



Figure 4: Proposed Floor Plans and Elevations

4. Class AA Stipulations and Restrictions

4.1 The proposed development for the erection of an additional storey to the host dwelling complies entirely with the restrictions set out in Class AA, as demonstrated below. The proposals would comply with AA.1 and AA.2.

4.2 Class AA - enlargement of a dwellinghouse by construction of additional storeys.

4.3 **AA. The enlargement of a dwellinghouse consisting of the construction of—**

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1. Development is not permitted by Class AA if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

The use of the building as a dwellinghouse has not been granted by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule. This criteria is therefore met.

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

N/A. This criteria is therefore met.

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

The application would comply with the above criteria.

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

The existing dwelling has not been previously enlarged by additional storeys. This criteria is therefore met.

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

The plans submitted indicate that the maximum roof height would not exceed 18 metres. This criteria is therefore met.

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

> ***(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or***
>
> ***(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;***

The existing dwelling is a single storey bungalow. The submitted plans indicate that the addition of one storey to the dwelling would increase the height by 2.7m. This criteria is therefore met.

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

> ***(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or***
>
> ***(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;***

The existing dwellinghouse is detached. This criteria is therefore met.

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

> ***(i) 3 metres; or***
>
> ***(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;***

The submitted plans indicate the additional storey would not exceed the above. This criteria is therefore met.

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

The additional storey is to be constructed on the principal part of the dwellinghouse. This criteria is therefore met.

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

The submitted proposed plans do not show any visible support structures on or attached to the exterior of the dwellinghouse. This criteria is therefore met.

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

The submitted plans do not show any engineering operations or works outside of the curtilage of the existing dwelling. This criteria is therefore met.

4.4 **Conditions**

AA.2.—(1)Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The materials to be used for the proposed development would match those of the existing dwelling. This criteria is therefore met.

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

The submitted plans show that the proposed development would not include a side window on any side elevation. This criteria is therefore met.

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

The submitted plans indicate that the roof pitch of the dwelling following the development would match that of the existing dwelling. This criteria is therefore met.

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Following the development, the resulting building would be used as dwellinghouse (C3). This criteria is therefore met.

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

> ***(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;***

Given the distances preserved to neighbouring properties and taking into account the orientation of the existing dwelling, the proposals would not lead to any harmful overlooking from the proposed first floor. In addition, no first floor side windows are proposed. This criteria is therefore met.

> ***(ii) the external appearance of the dwellinghouse, including the design and architectural features of—***
>
> ***(aa) the principal elevation of the dwellinghouse, and***
>
> ***(bb) any side elevation of the dwellinghouse that fronts a highway;***

The resultant external appearance, particularly that of the principal elevation of the dwelling following the development would be very similar to that of the existing dwelling. The roof design and pitch, size and design of windows and external materials to be used would match those of the existing dwelling. The side elevations of the dwelling do not front onto a highway. This criteria is therefore met.

(iii) air traffic and defence asset impacts of the development; and

Given the modest increase in height to the dwelling, and given the presence of larger existing buildings within the immediate vicinity, including two-storey dwellings, the proposal would not have an adverse impact on air traffic or defence assets. This criteria is therefore met.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

The proposed development would not impact on any protected views. This criteria is therefore met.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

The application is supported by a detailed Construction Management Plan (CMP) which covers the requirements as set out above. This criteria is therefore met.

5. Conclusion

5.1 Overall, the existing building and the proposed development comply with all relevant restrictions set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. It is therefore respectfully requested that the Prior Approval application be approved.