

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

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule. **The proposal complies.**

- (b) the dwellinghouse is located on –

- (i) article 2(3) land; or
- (ii) a site of special scientific interest;

The dwellinghouse is not located on article 2(3) land or a site of special scientific interest. **The proposal complies.**

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

The dwellinghouse was not constructed before 1st July 1948 or after 28th October 2018. **The proposal complies.**

- (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 dwellinghouse has not 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 proposal complies.**

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

Following the development, the height of the highest part of the roof of the dwellinghouse would not exceed 18 metres. **The proposal complies.**

- (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;

Following the development the height of the highest part of the roof of the dwellinghouse (7.6m) would not exceed the height of the highest part of the roof of the existing dwellinghouse (4.86m) by more than 3.5 metres, where the existing dwellinghouse consists of one storey. **The proposal complies.**

- (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;

not applicable

- (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 floor to ceiling height of any additional storey, measured internally, would not exceed the floor to ceiling height, measured internally of any storey of the principal part of the existing dwellinghouse. **The proposal complies.**

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

Any additional storey is not constructed other than on the principal part of the dwellinghouse. **The proposal complies.**

- (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 development would not include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. **The proposal complies.**

- (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 development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations. **The proposal complies.**

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

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

Impact on the Amenity of any Adjoining Premises including Overlooking, Privacy and the Loss of Light

No. 9 Ashes Close is a single-storey bungalow whose principal elevation faces towards the flank of No. 11. No. 15 Ashes Close is a two-storey dwellinghouse. Separation distances in the region of 6m exist between No. 9 and No. 11; between Nos. 11 and 15 are minimal. No windows are proposed that could introduce a level of overlooking or loss of privacy which would be any more harmful than the existing. Plans indicate that the roof height would not conflict with the British Research Establishment 45degree light angle guidelines and the dwelling's footprint is not extending any further sideways or rearwards than existing..

The External Appearance of the Dwellinghouse, Including the Design and Architectural Features of the Principal Elevation of the Dwellinghouse, and any Side Elevation of the Dwellinghouse that Fronts a Highway

The existing dwelling and wider streetscene comprises a mix of single and two-storey dwellings finished externally in typical red buff brick with some intervening rendered finishes, roofs are an interlocking cement tile and dwellings have a typical late twentieth-century appearance. The principal elevation contains two bow windows. The proposal does not introduce any design features or appearance which would detrimental harm the external appearance of the dwellinghouse.

Air Traffic and Defence Asset Impacts of the Development

Not applicable; the site is not identified on a safeguarding map provided to the local planning authority.

Protected view

Not applicable; the site is not within an area subject to Protected Vistas.

- (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;
- (c) the development must be completed within a period of 3 years starting with the date prior approval is granted;
- (d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and
- (e) that notification must be in writing and include -
 - (i) the name of the developer;
 - (ii) the address of the dwellinghouse; and
 - (iii) the date of completion.

Procedure for applications for prior approval

AA.3.

- (1) The following sub-paragraphs apply where an application to the local planning authority for prior approval is required by paragraph AA.2(3)(a)
- (2) The application must be accompanied by -
 - (a) a written description of the proposed development, including details of any works proposed;
 - (b) a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and
 - (c) a plan which is drawn to an identified scale and shows -

- (i) the existing and proposed elevations of the dwellinghouse, and
- (ii) the position and dimensions of the proposed windows.

The application has been accompanied by a written description of the proposed development in Question 5 of the application form (received 6th Nov 2020), drawing number MA0130.01.01 (received 6th Nov 2020) is at an identified scale and shows the direction of North, indicates the site and shows the proposed development. Drawing number MA0130.01.02 (received 6th Nov 2020) shows the existing and proposed elevations of the dwellinghouse and the position and dimensions of the proposed windows. **Procedure AA.3(2) has been met.**

- (3) The local planning authority may refuse an application where, in its opinion -
- (a) the proposed development does not comply with, or
 - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

The local planning authority are not refusing the application. **Procedure AA.3(3) have been met.**

any conditions, limitations or restrictions specified in paragraphs AA.1 and AA.2.

- (4) Sub-paragraphs (5) to (8) do not apply where a local planning authority refuses an application under sub-paragraph (3); and for the purposes of section 78 (appeals) of the Act, such a refusal is to be treated as a refusal of an application for approval.

The local planning authority are not refusing the application. **Procedure AA.3(4) has been met.**

- (5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which -
- (a) describes the proposed development, including the maximum height of the proposed additional storeys;
 - (b) provides the address of the proposed development; and
 - (c) specifies the date, which must not be less than 21 days from the date the notice is given, by which representations are to be received by the local planning authority.

The local authority notified each adjoining owner or occupier about the proposed development in regards to points (a) to (d) on **20th November 2020**. **Procedure AA.3(5) 5 have been met.**

- (6) Where the application relates to prior approval as to the impact on air traffic or defence assets, the local planning authority must consult any relevant operators of aerodromes, technical sites or defence assets and where appropriate the Civil Aviation Authority and the Secretary of State for Defence.

The application does not relate to the prior approval as to the impact on air traffic or defence assets. **Procedure AA.3(6) has been met.**

- (7) Where an aerodrome, technical site or defence asset is identified on a safeguarding map provided to the local planning authority, the local planning authority must not grant prior approval contrary to the advice of the operator of the aerodrome, technical site or defence asset, the Civil Aviation Authority or the Secretary of State for Defence.

No aerodrome, technical site or defence asset is identified on a safeguarding map provided to the local planning authority. **Procedure AA.3(7) has been met.**

- (8) Where the application relates to prior approval as to the impact on protected views, the local planning authority must consult Historic England, the Mayor of London and any local planning authorities identified in the Directions Relating to Protected Views dated 15th March 2012 issued by the Secretary of State.

The application does not relate to the prior approval as to the impact on protected views. **Procedure AA.3(8) has been met.**

- (9) The local planning authority must notify the consultees referred to in sub-paragraphs (6) and (8) specifying the date by which they must respond, being not less than 21 days from the date the notice is given.

Not applicable. **Procedure AA.3 (9) has been met.**

- (10) When computing the number of days in sub-paragraphs (5)(c) and (9), any day which is a public holiday must be disregarded.

When computing the number of days in sub-paragraphs (5)(c) and (9) any day which was a public holiday was disregarded. **Procedure AA.3 (10) has been met.**

- (11) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include –

- (a) assessments of impacts or risks;
- (b) statements setting out how impacts or risks are to be mitigated, having regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019; and
- (c) details of proposed building or other operations.

The local planning authority did not require the developer to submit such further information regarding the proposed development. **Procedure AA.3 (11) has been met.**

- 12) The local planning authority must, when determining an application -

- (a) take into account any representations made to them as a result of any notice given under sub-paragraph (5) and any consultation under sub-paragraph (6) or (8); and
- (b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

When determining the application the local authority has taken into account any representations made to them as a result of any notice given under sub-paragraph (5) and has had regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019, so far as relevant to the subject matter of the prior approval, as if the application were a planning application. **Procedure AA.3 (12) has been met.**

- (13) The development must not begin before the receipt by the applicant from the local planning authority of a written notice giving their prior approval.

Procedure AA.3 (13) is the responsibility of the developer.

- (14) The development must be carried out in accordance with the details approved by the local planning authority.

Procedure AA.3 (14) is the responsibility of the developer.

- (15) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

Procedure AA.3 (15) has been met.

6. Recommendation

HHPNAS Prior Approval Given

7. Conditions

- 1 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.
- 2 The development must be completed within a period of 3 years starting with the date prior approval is granted.
- 3 The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and that notification must be in writing and include -
 - (i) the name of the developer;
 - (ii) the address of the dwellinghouse; and
 - (iii) the date of completion.

8. Informatives

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO