

Supporting Statement to an application for Prior Approval:

Larger Home Extension

Whiteladies Park, Prince Albert Drive, Ascot, SL5 8AQ

Planning Portal Reference – PP-09966009

This statement has been submitted to explain and clarify what is the original rear wall of the dwelling house and thereby to clarify the assessment of what constitutes a side elevation.

Definition of rear wall and side wall of the original house.

The determination of our previous application ref. 20/02933/PDXL was based on the officer's view that the rear wall of the original house is as shown below in figs. 1 and 2 below and that there are side walls (blue arrows) that disqualify the proposed extension under criterion (j) (iii)

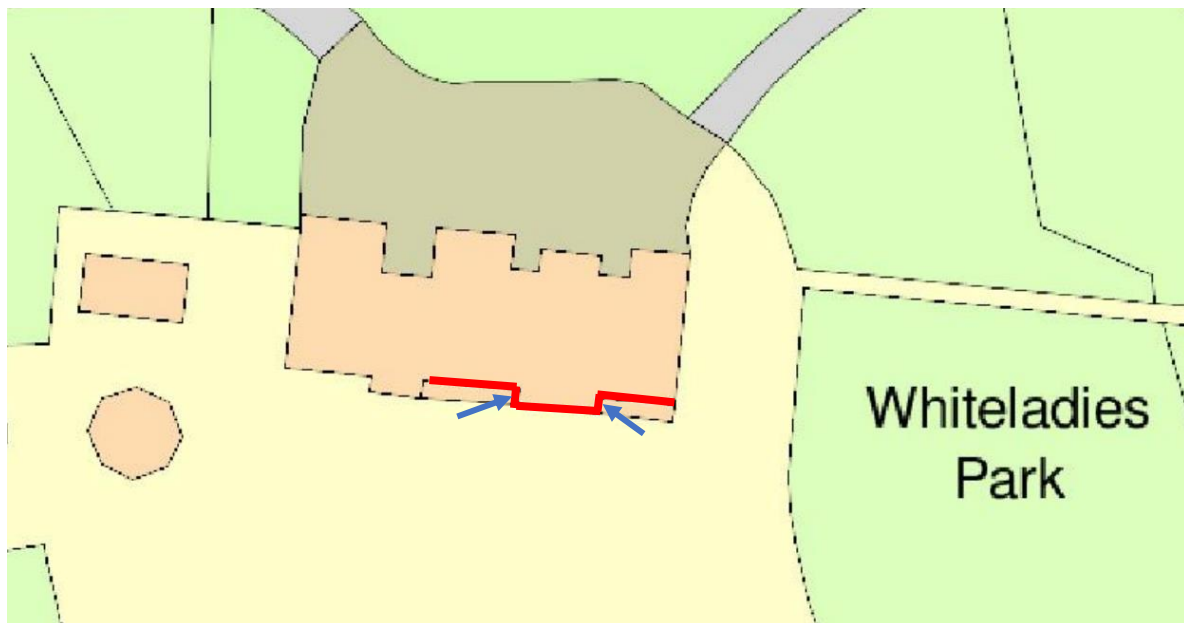


Fig.1: Enlarged extract from site Location Plan showing Council's view of original rear elevation and side elevations.

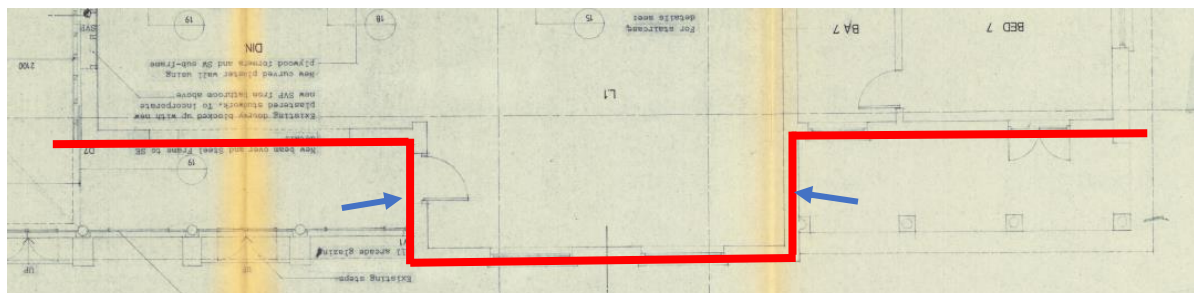


Fig.2: Extract from 1989 ground floor plan illustrating the Council's position.

It is our contention that the rear wall of the original house is actually as shown in Fig. 3 below.

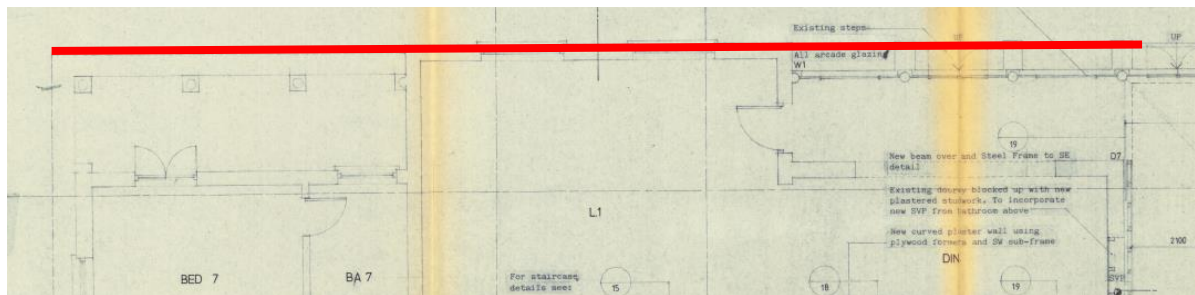


Fig.3: Extract from 1989 ground floor plan illustrating the applicant's definition of the original rear elevation.

The part-colonnaded elevation at the rear of the house is as shown in the photos below.



Fig. 4 shows the collonnades as originally built highlighted in yellow.

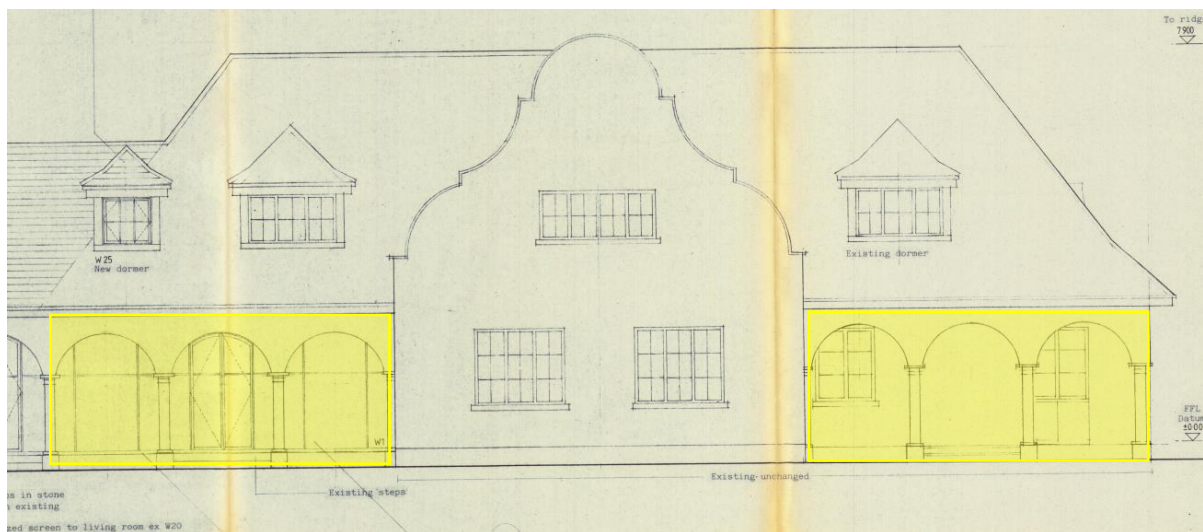


Fig.4: The original collonnades highlighted in yellow.

The view that the original rear elevation actually coincides with the colonnade is borne-out by the following significant factors:

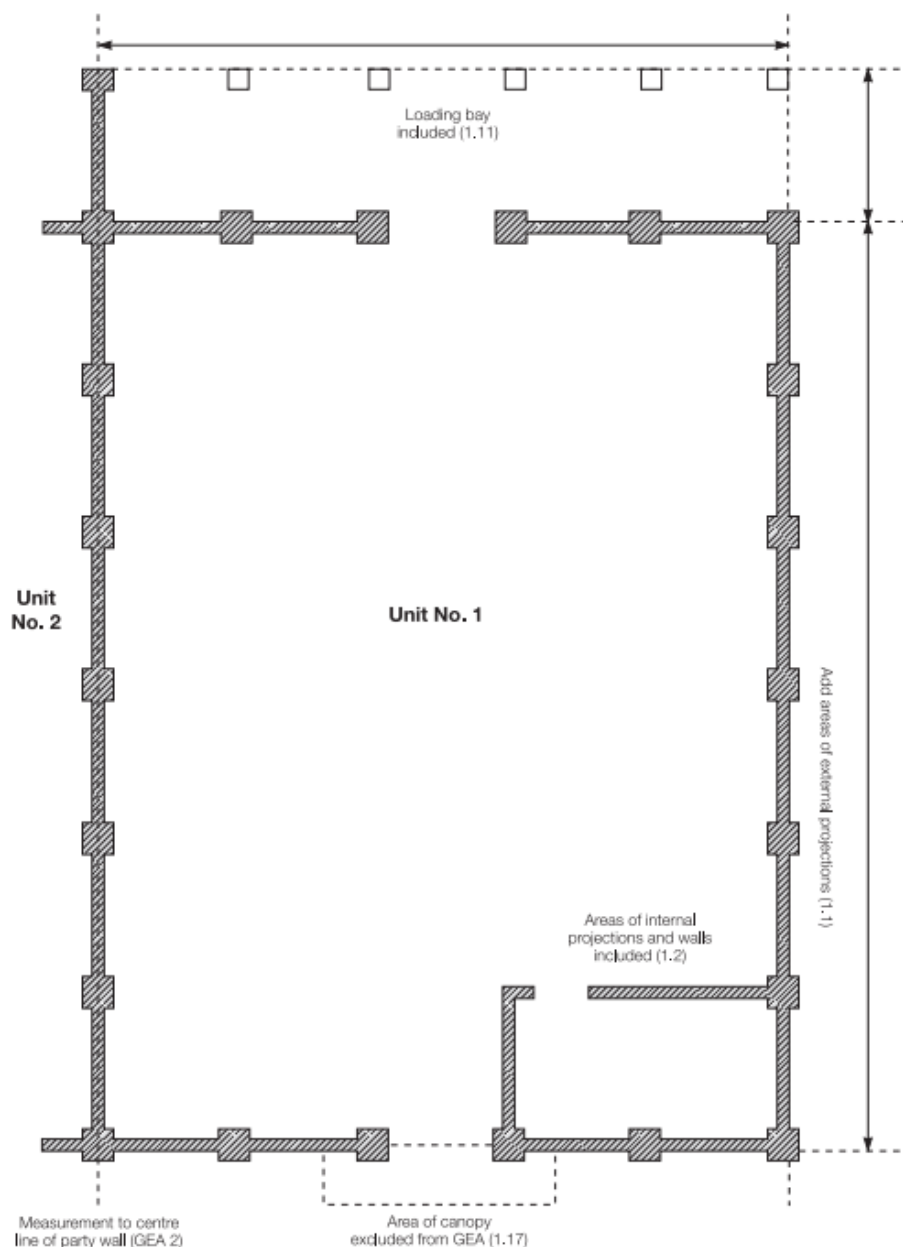
1. Enclosure of the colonnade by blocking-up the arches would not constitute an extension of the house. Whilst it would be an alteration to the external appearance of the dwelling it would not add to the floorspace of the house as it is already included within its gross external area. The logical progression from that fact is that the rear elevation of the original house is actually coincident with the line of the colonnade. The further logical progression is that, if the original rear elevation is coincident with the line of the colonnade, the walls within the colonnade cannot be side elevations.

2. The RICS Code of Measuring Practice states that the Gross External Area (GEA) of a building does include “internal” balconies but not “external” open-sided balconies. Equally, loading bays and pavement vaults are to be included in GEA.

This is illustrated in Diagram A from the above guidance which is reproduced below.

Although the subject is an industrial warehouse, the principle is the same. The rear service bay which is enclosed on two sides with a colonnaded loading bay is included within the floorspace whereas the front canopy which has no sides but simply projects from the front of the building is not included within the GEA.

Diagram A – Example of appropriate dimensions for GEA defined industrial/warehouse end terrace unit



3. The Government's Technical Guidance on interpreting Part 1, Class A Permitted Development does not directly address this issue. It does not show any examples where an "internal" wall is used to disqualify the proposed extension under criterion (j) (iii) relating to an extension beyond a side wall of the original house. The walls under the canopy area are not side walls because they are within the footprint of the original house.

Mark Berry BA(Hons) DipDBE DMS MRTPI

JSA Planning