Householder Development - Prior Notification Form

Proposal to erect a rear extension of between 3 - 6 metres (on an attached house) or a rear extension of between 4 - 8 metres (on a detached house) under the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 1, Class A

Important: Please note: These regulations do not apply within Conservation Areas, and this process does not remove the requirement to obtain other consents, for example, under Building Regulations and/or Party Wall Acts.

The Regulations also require us to assess the proposed development against **all other limitations** that apply to extensions allowed under permitted development within Class A of the General Permitted Development Order 2015. If the proposed development does not comply with the other limitations, the application for prior approval will be refused.

1) Site Address:		
2) Development within the curtilage of a dwelling house: Is the proposed extension wholly within the curtilage of the dwelling house? See Guidance Note 2		Yes/No
3) Description of proposed development: a. How far will the extension extend beyond the rear wall of the original house? (in metres and measured externally)		(metres)
b. What will be the maximum height of the extension? (in metres, measured externally above the natural ground level, and must include any protrusions above the roof such as parapet walls etc.)		
c. What will be the height of the eaves of the extension? (in metres, measured externally above the natural ground level) See Guidance Note 3		
4) Supporting Information: A site plan indicating the site and showing the proposed development is required.	Site plan provided	Y/N
	Other plans provided	Y/N
5) List of addresses of adjoining premises, i.e. any property that shares a boundary with the site		

6) Developers Details:

Name:

Contact Address (if different from site address)

E-mail address: (if you are happy to receive communications electronically)

Please read the following guidance and process notes

1. The 'Householder Development – Prior Notification Form' has been designed to ensure that you provide all the information required by the regulations. You are not required to use the form, and you can provide the information in a letter or email. If you use either of these options, please head the letter/email - "Householder Development – Prior Notification".

2. If any part of the proposed extension will encroach over the curtilage boundary (including foundations, overhanging eaves, barge board, and guttering) an application for planning permission will be required.

3. The measurement for the height of the eaves must be taken from the natural ground level (not including any patio slabs or steps) at the base of the outside wall, to the point where that wall would meet the **upper** surface of the roof slope (or flat roof, if applicable). (Please note that any proposed overhanging eaves or parapet walls should be ignored for the purposes of this measurement).

4. You are required to submit **a plan indicating the site and showing the proposed development.** We suggest that this is a block plan, to a suitable scale, showing the site boundary, the existing house and any outbuildings, and the proposed extension, with dimensions marked on. Please also indicate any building, or part of a building **to be demolished** as part of this proposed development.

5. To enable us, and owners/occupiers of adjoining premises to assess the impact that the proposed development may have on any privacy and overlooking, you may wish to submit further information at this initial stage. The type of information is shown below at Point 9.

6. Once the required information has been received, we will consult the adjoining premises specified in the answer to Question 5, with the information you have provided. They will have 21 days to comment. A copy of this notice will be sent to the developer (i.e. the applicant).

7. If no objection is received within that period, then we will write to you telling you that Prior Approval is **not required**.

8. If an objection is received, this means that Prior Approval **is required** and we will make an assessment of the impact of the proposed development on the amenity of all adjoining premises. This assessment will include a site visit.

9. To make this assessment we may need you to supply further information. This could include:
   - Scaled drawings of each elevation of the proposed extension.
   - Sections (i.e. to show the height of the extension in relation to the adjoining premises).
   - Window details (i.e. are they obscure glazed/opening or non- opening).
   - Recent photographs of the rear of elevation of your dwelling.

10. Within 42 days from the date the notification was received, we will write and tell you whether Prior Approval is **given or refused.**

11. If Prior Approval is **refused**, you have the option of an appeal to the Planning Inspectorate.

12. The development must also comply with other conditions in Part 1 Class A of the GDPO in that the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

13. Please return the completed form

    By email to: development.management@bristol.gov.uk

    By post to:
    Development Management
    City Hall
    PO Box 3399
    Bristol BS1 9NE

    Please telephone 0117 922 3000 if you have any query relating to your application.