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STATEMENT OF CASE

APPEAL AGAINST REFUSAL OF PRIOR APPROVAL FOR ADDITIONAL STOREY TO DWELLING AT 75, LITTLE NORMANS, GLOUCESTER GL2 0EH

The application was made to Gloucester City Council to add an additional storey to a two storey detached house. The application was made as a Prior Approval application based on the Class AA permitted development rights.

The new extension complies with the permitted development in that

Is not a building containing one or more flats, or a flat contained within such a building

Was constructed between 1 July 1948 and 5 March 2018

Has not already had additional storeys added to it

Is not on Article 2(3) land* or a site of special scientific interest

Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.

Limitations on the proposed development:

- Number of additional storeys:
 - One storey can be added to a single storey house
 - Two storeys can be added if the house has more than one storey.
- Height increases:
 - The house cannot exceed 18 metres in total height
 - Each added storey cannot add more than 3.5 metres to the total height
 - If not detached (e.g. terrace or semi) the total height cannot be more than 3.5 metres higher than the next highest building that the house is attached to, adjoins, or is in the same row as.

- The additional storeys must be constructed on the principal part* of the house
- The additional storeys must not exceed three metres in height or the height of any existing storey in the principal part* of the house (measured internally from floor to ceiling)
- Engineering operations must only include works within the existing curtilage of the house to strengthen existing walls and foundations
- The materials used must be of a similar appearance to those used in the construction of the exterior of the current house
- Windows must not be placed in any wall or roof slope forming a side elevation of the house.