

## **Application for prior approval of a proposed:**

### **New dwellinghouses on detached buildings in commercial or mixed use**

#### **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA**

#### **1. Applicant Name and Address**

Please enter the Applicant Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county, country and full postcode should also be entered.

If the application is being submitted by an agent (i.e. someone who is acting on the applicant's behalf) all correspondence, including the decision letter, will be sent to them.

#### **2. Agent Name and Address**

Please enter the Agent Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county, country and full postcode should also be entered.

If the application is being submitted by an agent (i.e. someone who is acting on the applicant's behalf) all correspondence, including the decision letter, will be sent to them.

#### **3. Site Address Details**

Please enter the full postal address of the site. Enter the house/flat number and / or name (if appropriate) and street name in the Street address field. The town, county, country and full postcode should also be entered. If the application relates to open ground describe its location as clearly as possible (e.g. '*Land to rear of 12 to 18 High Street*' or provide a grid reference).

## 4. Eligibility

The individual questions in this section will help determine if the prior approval process is relevant to your proposal. If it is not, we advise that you do not complete this application and seek advice from your Local Planning Authority on the best course of action.

Certain questions will require you to know:

- When the building was built and the current and previous uses of the site/building. This may require you to research the history of the site/building. Uses are codified into 'Use Classes' by legislation, [find out more information on Use Classes](#).
- The current and proposed dimensions (e.g. height) and specific details in regard to the proposed work.
- If the site/building is in any specific or 'designated' areas (e.g. a conservation area). This may require you to check records provided by the local authority or government agencies.

**Please note:** Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

## 5. Description of proposed works, impacts and risks

Where legislation requires specific information to be provided, the relevant fields will need to be completed.

The information provided should include all the details necessary for the Local Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

If you intend to provide information (or related details, evidence, etc...) in separate supporting documents, please state that this is the case and include details of the document as well as a summary of the information it contains.

If you feel that certain questions are not relevant to your proposal, then you should state why. However, we advise that this is also discussed directly with the Local Authority as not providing sufficient information may lead to the application being refused.

**Please note:** 'habitable rooms' means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.

## 6. List of flats and other premises in the existing building

It is the Local Authority's responsibility to give notification to every premises within the building.

This provides neighbours with the opportunity to express their views on the proposal, and their responses will be taken into account by the Local Authority when it determines if its prior approval is required.

## 7. Checklist

There are two levels of requirements, national and local:

- **National** - Use the checklist to ensure that the forms have been correctly completed and that all relevant information is submitted.
- **Local** - The local planning authority will have produced a document (usually available from their website) which details any specific information that is required to accompany the application in addition to the national requirements.

Failure to complete the form correctly or to supply sufficiently detailed plans/drawings or other relevant supporting information may result in your application being refused.

### Fire Statements

This type of prior approval application will require:

**Where the existing building is 18 metres or more in height:** A report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended).

**If the proposed development would result in a building that contains more than one dwellinghouse, and is either 18 metres or more in height or contains 7 or more storeys:**

A 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development

[View government planning guidance on fire statements.](#)

## 8. Declaration

Please sign and date your application

## 9. Applicant Contact Details

Please provide contact information for the applicant.

## 10. Agent Contact Details

Please provide contact information for the agent.