

Planning Statement

This statement is submitted in support of a full planning application relating to the redevelopment of the existing bungalow.

Prior Approval has previously been granted under the Larger Home Extensions provisions of the Town and Country Planning (General Permitted Development) (England) Order (as amended) for a substantial extension to the property (25/00607/HHGDO). The approved scheme proposed the retention and refurbishment of the original front section of the bungalow, with a significant extension to the rear.

Following the commencement of exploratory works on site, it has become evident that the extent of asbestos within the existing structure is significantly greater than originally identified. The initial asbestos survey, undertaken in connection with an earlier proposal for total demolition and replacement, indicated the presence of asbestos in certain elements of the building. However, further investigation has revealed that:

- All external walls, behind the facing stone, comprise double layers of asbestos-containing materials; and
- All internal partition walls are also constructed of asbestos-containing materials.

Given the widespread presence of asbestos throughout the structure, the building is considered unsafe for both continued occupation and for refurbishment works. The extent of contamination presents significant health risks and makes the originally approved approach of partial retention and extension unviable.

In light of these findings, it is proposed that the development be revised to allow for the complete demolition of the existing bungalow and its replacement with a new dwelling. The proposed replacement dwelling would be materially consistent with the scale, form, and design of the scheme previously approved under the Prior Approval process, with no substantive changes to the overall development parameters.

Pre-application discussions have been held with Edward Stacey, Head of Planning, who has indicated that there are no in-principle concerns with the submission of a full planning application in these circumstances.

The proposal represents a pragmatic and necessary response to unforeseen site conditions, ensuring that the development can be delivered safely while maintaining consistency with the previously approved scheme. Furthermore, the area of habitat affected by the revised proposal would be less than 25m², and therefore no Biodiversity Net Gain requirement is triggered.

Overall, the application seeks to regularise a development that remains in line with the intent and impact of the previously approved scheme, while addressing critical health and safety constraints associated with the existing building.