

INTRODUCTION

The request for pre application advice is for the a proposed scheme for the extension of 15 Chapel Lane, Cronton, to provide additional living space and re-organisation to the ground floor rear and to provide an additional bedroom and en-suite to the upper floor. The roof of the existing bathroom is to be altered to provide additional headroom.

The dwelling is located in a designated Green belt area and therefore comes under policies regarding the scale of a development in relation to the original building as it existed in 1948

The pre-app is to determine the support for the proposed enlargement of the dwelling together with its contemporary design.

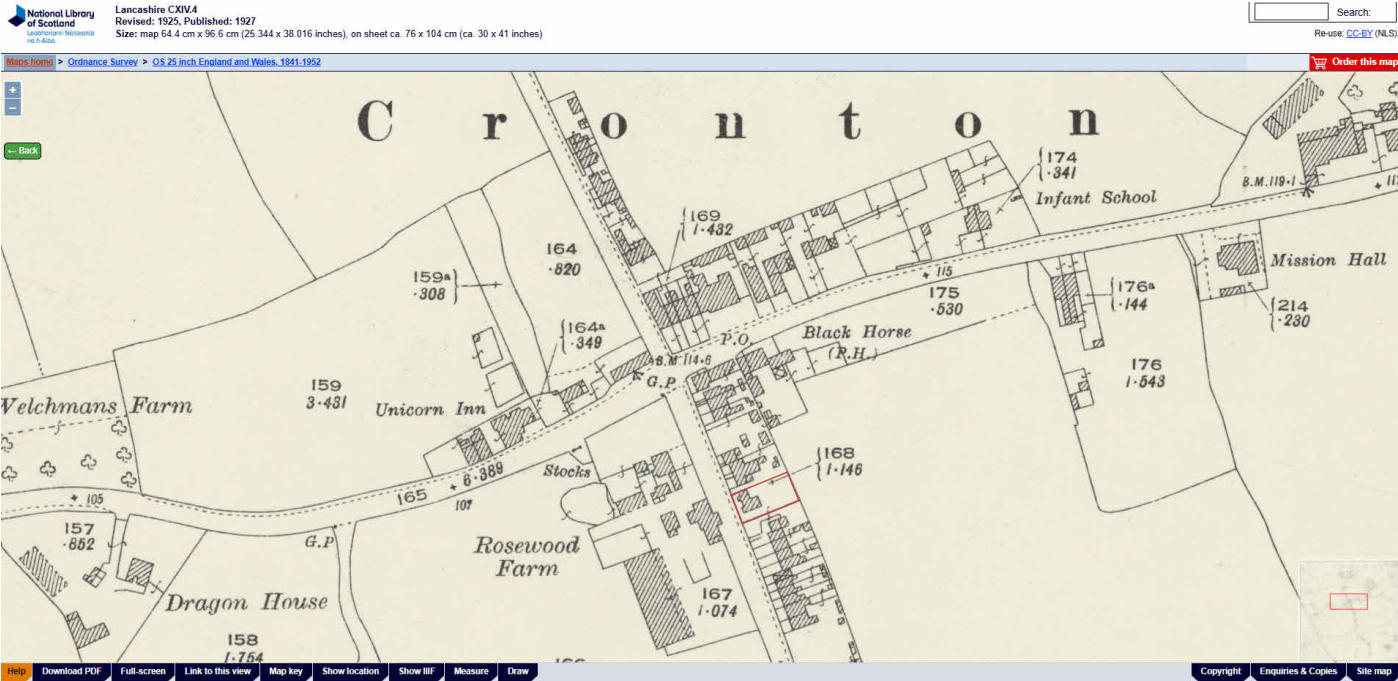
It is evident from the maps below that the building existed in 1928 and by 1958, there has been significant alterations to the property resulting in a building larger than exists on the site today. Historical Aerial photography confirms that the enlarged building was in position in 1945.

The proposed drawings set out the proposed alterations together with calculations showing the volumes of the property at it various stages.

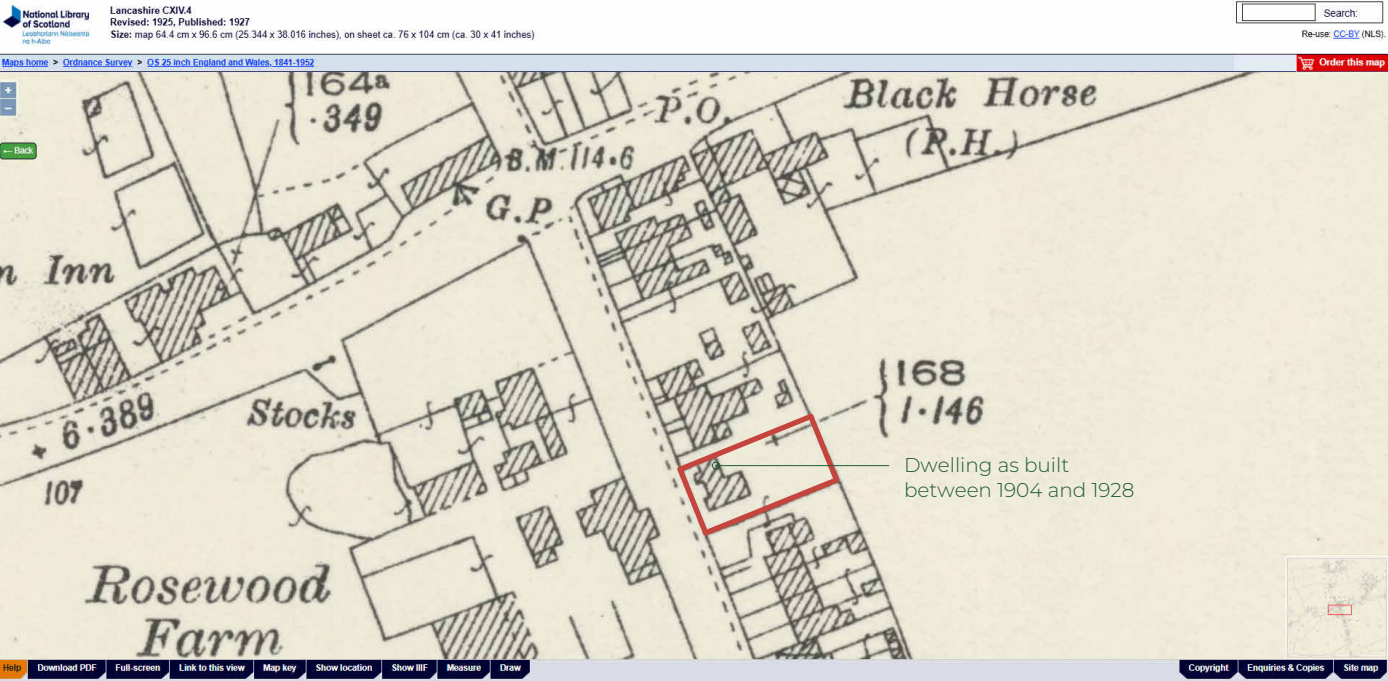
Disproportionate addition is normally classed as being greater than 50% increase of the original property.

The proposed scheme has a volume that is less than a 25% increase over the volume shown in 1958.

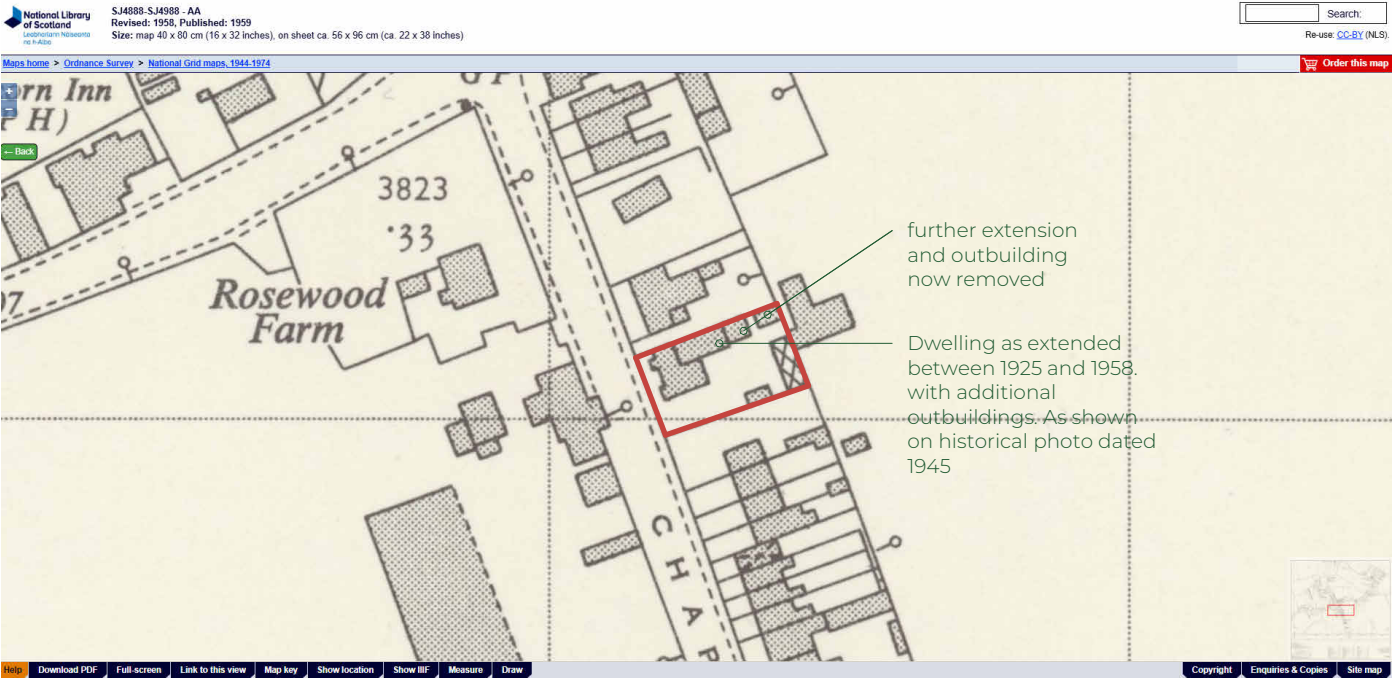
The pre-app seeks to ascertain support for the increase in volume and the proposed design to provide the additional space for the applicant.



OS PLAN REVISED 1925 :PUBLISHED 1925



OS PLAN REVISED 1925 :PUBLISHED 1925



OS PLAN REVISED 1958 :PUBLISHED 1959



Historic England Aerial Photo.  
[https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf\\_106g\\_uk\\_626\\_rs\\_4300](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_626_rs_4300)

NOTES

| REVISION | DATE     | DESCRIPTION                                                                |
|----------|----------|----------------------------------------------------------------------------|
| P1       | 04/07/25 | Issued For Pre App advice                                                  |
| P2       | 15/09/25 | Updated to reply to Pre-app                                                |
| -        | 28/11/25 | Printed to PDF for planning application following further pre-app comments |

|             |                         |             |                 |
|-------------|-------------------------|-------------|-----------------|
| Project     | 15 Chapel Lane, Cronton |             |                 |
| Drawing     | Intro and Historic Maps |             |                 |
| Scales      | Drawn                   | Date        | Status          |
| @A3         | SEB                     | 04/07/25    | <b>PLANNING</b> |
| JOB No.     | SERIES                  | DRAWING No. | REVISION        |
| <b>2521</b> | <b>SD</b>               | <b>001</b>  | <b>-</b>        |

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