



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20211277
Location	2 Spring Grove Gravesend Kent DA12 1LL
Proposal:	Application for Lawful Development Certificate for proposed loft conversion with alterations to roofline, rear dormer and three rooflights to front roofslope.
Applicant:	Mr And Mrs Jenns
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application form Received 12/10/2021;
- Drawing No.001 – Site Location Plan Received 28/10/2021;
- Drawing No.002 – Existing Floor Plans, Elevations & Section 12/10/2021;
- Drawing No.003 Rev A – Proposed Floor Plans Received 12/10/2021;
- Drawing No.004 – Proposed Elevations Receive 12/10/2021;
- Drawing No.005 – Block Plan Received 28/10/2021.

Property Type

Semi-detached bungalow



Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

No relevant planning history.

Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1	Development is not permitted by Class B if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	Y – 67.24M3 (SEE CONCLUSION) N/A
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N Y – (PERMITTED UNDER CLASS G)
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y – SEE DRAWING 003
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which	Y – DORMER

	joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	SET BACK FROM MAIN HOUSE EAVES Y – 0.4M N
(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	N/A N/A

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	Y – BUT PERMITTED UNDER CLASS G N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	N/A N/A

Class G – chimneys, flues etc on a dwellinghouse

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1	Development is not permitted by Class G if –	G.1
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	The height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N N
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

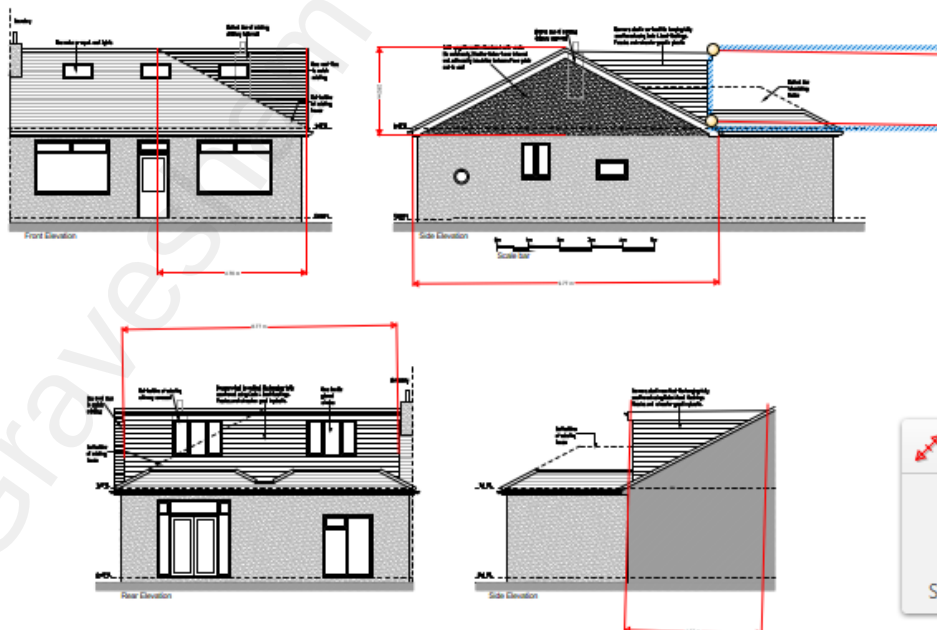
Conclusion

Hip to Gable Base Formula $0.5(\text{length} \times \text{Depth}) = 0.5 (9.7 \times 4.76) = \mathbf{22.7}$

Hip To Gable Formula = $0.3(\text{base} \times \text{height}) = 0.3 (22.7 \times 2.82) = \mathbf{19m^3}$

Dormer Formula $0.5(\text{height} \times \text{Length} \times \text{Depth}) = 0.5(2.26 \times 9.77 \times 4.37) = \underline{48.2\text{m}^3}$

Total Roofspace is **67.24sqm**



The proposed side extension fails to comply with Article 3, Part 1, Class B.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, because the total roof volume exceeds the permissible thresholds of the General Permitted Development Order. Therefore, the development proposed requires planning permission.

Recommendation: <u>Refuse</u> Lawful Development Certificate		
	Name/Signature	Date
Planning Officer		10/11/2021
Team Leader		10 November 2021