

# LDC Supporting Statement

---

Little Westwood, Thong Lane, Shorne,  
Kent DA12 4AD

LDC for proposed Class A extensions and  
Class E Outbuilding

**RESUBMISSION - DECEMBER 2023**

---

**GRAHAM SIMPKIN PLANNING**

Authored by: Mrs R Osborne

For: Mr and Mrs M Cason

Project reference: PR3913 Rev1



# Contents

1 Introduction .....3

2 Proposed Development .....4

3 Assessment Against GPDO (Class A).....5

4 Assessment Against GPDO (Class E) .....7

5 Conclusions .....8

# 1 Introduction

- 1.1 This application is submitted under Section 192 of the Town and Country Planning Act 1990 to confirm that a proposal to erect two single storey rear extensions, and a domestic outbuilding within the curtilage of the above property accords with Part 1 Class A and E of the Town and Country Planning General Permitted Development Order 2015 (as amended), and that no further grant of planning permission is needed for these works to proceed.
- 1.2 This is a resubmission of the recently refused proposal for a similar development, under reference 20231003. This application was refused for the following reasons:
- **Reason 1** – The proposed extension fails to comply with A.1 (i) *“the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m”*
  - **Reason 1 cont.** – The proposed extension fails to comply with A1 (j) (iii) *“the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— have a width greater than half the width of the original dwellinghouse...”*
  - **Reason 2** - The proposed outbuilding is not incidental to the main dwellinghouse because the building is not considered to be subordinate to the dwelling due to its footprint.
- 1.3 The reasons for refusal of the previously submitted scheme are being contested by the applicant, and this current proposal may be subject to change depending on the outcome of the applicant's enquiries.
- 1.4 Without prejudice to the above, the reasons for refusal have been addressed in this resubmission. The height of the eaves of the extensions is 3m, the extensions do not project from any original side walls, and the outbuilding has been reduced in size, with the gym element being omitted. With regards to the outbuilding in particular, the applicant would ask the planning officer to note that that regard should be had to the **use** to which it was proposed to put a building and consideration be given to the nature and scale of the **use** in the context of whether it would be a purpose incidental to the enjoyment of the dwelling house. Physical size in comparison to the

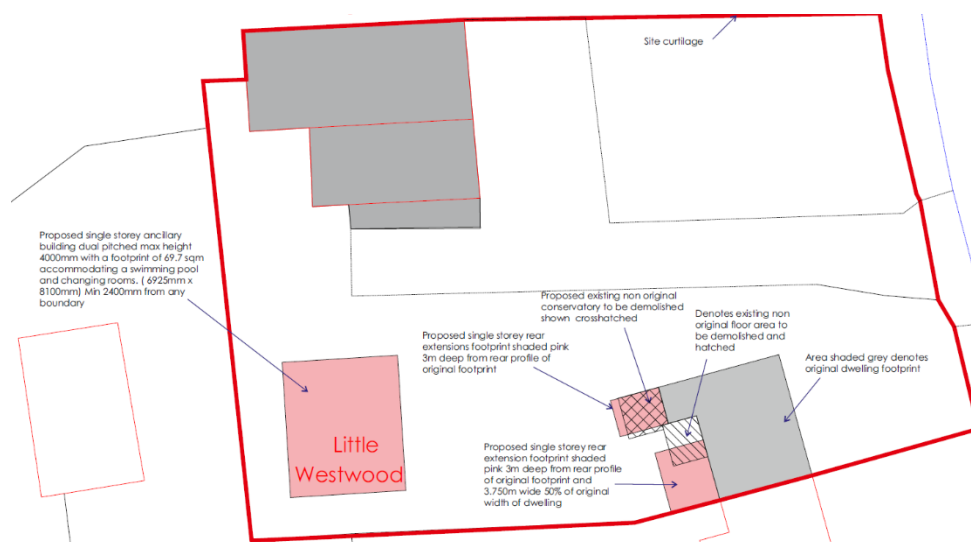
dwelling house might be an important consideration but it was not by itself conclusive.

- 1.5 The purpose of this development is to provide more space inside the dwelling to allow for a larger open-plan kitchen, dining and living area. In addition, the extension will allow for a utility room leading off the rear of the kitchen.
- 1.6 The proposed outbuilding will allow for the provision of a private domestic indoor swimming pool facility. A changing room, toilet, and plant room will be provided within the building. This facility will serve the applicant and his family only, and as such the use is incidental to the enjoyment of the dwelling. The size of the proposed building is not excessive for the proposed use.
- 1.7 The following Land Registry titles are affected by the proposed development.

| Land Registry Title | Description                                              |
|---------------------|----------------------------------------------------------|
| K366537             | Little West Wood, Thong Lane, Shorne, Gravesend DA12 4AD |

## 2 Proposed Development

- 2.1 The proposed extension to the dwelling house will allow for an open plan kitchen, dining and living area. This extension projects 3m from the original rear wall of the dwelling and will be constructed using materials matching the existing dwelling house. It is proposed to provide a set of bi-fold doors to the rear leading onto the garden.
- 2.2 In addition, it is proposed to provide a second rear extension off the original rear porch. Again, this will project 3m from the original rear wall, and will allow for the creation of a utility room leading from the new kitchen area. This will also be constructed using materials matching the main dwelling house. It is proposed to provide a window on the west elevation (facing the garden) and a back door on the north (side) elevation to allow access into the rear garden.
- 2.3 Both extensions will have a flat roof with a maximum eaves height of 3m.
- 2.4 The proposed outbuilding will allow for the creation of an indoor swimming pool together with associated changing room, toilet and plant room to serve the applicant and his family. The materials used to construct the outbuilding will match those of the dwelling. The footprint of the building is 69m<sup>2</sup>, the maximum height of the roof is 4m and the ground floor to eaves measurement is 2.5m.
- 2.5 The extract below from the proposed block plan shows the proposed location of these elements:



### 3 Assessment Against GPDO (Class A)

3.1 The proposed extensions are assessed against the relevant criteria in Part 1 Class A (as amended) as follows:

- a) Permission to use the dwelling house as such has not been granted only by the virtue of Class M, N, P or Q of the GPDO.
- b) The total ground area covered by the buildings within the curtilage of the dwelling house (other than the original dwelling house) will not exceed 50% of the total area of the curtilage.
- c) The extensions will not exceed the height of the highest part of the roof of the existing dwelling house.
- d) The height of the eaves of the proposed extensions will not exceed the height of the eaves of the original dwelling house.
- e) The proposed extensions will not extend beyond a wall fronting a highway (east elevation).
- f) The proposed rear extensions will not extend beyond the rear wall of the original dwelling house by more than 3m and do not exceed 4m in height.
- g) The dwelling is situated on article 2(3) land, this criterion is not relevant.
- h) The proposed extensions will not have more than one storey.
- i) The proposed extension will be within 2 meters of the boundary of the curtilage of the dwelling house, but **the height of the eaves does not exceed 3m**.
- j) The proposed extensions **do not extend beyond a wall forming the side elevation of the original dwelling**, this criterion is not relevant.
- ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) will not exceed the limits set out in sub-paragraphs (e) to (j).
- k) The proposals under Class A will not involve: the provision of a veranda, balcony or raised platform; the installation of any microwave antenna; the provision of a chimney flue or soil and vent pipe or an alteration to any part of the roof of the dwelling house.

**(A.2)** – The dwelling house is situated on Article 2 (3) land

- a)** It is not proposed to clad any of the exterior of the building with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- b)** The enlarged part of the dwellinghouse **does not extend beyond a wall forming a side elevation of the original dwellinghouse.**
- c)** The enlarged part of the dwellinghouse does not have more than a single storey.

**(A.3)** - The proposal is in accordance with the conditions listed as follows:

- a)** The materials used in exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.
- b)** There will be no upper floor windows as the proposal is for single storey extensions (this condition is not relevant).
- c)** The proposed extensions will not have more than one storey (this condition is not relevant)

3.2 It is therefore concluded that all the criteria are met by the proposed extension in respect of Class A of Part 1 of GPDO

## 4 Assessment Against GPDO (Class E)

4.1 The proposed outbuilding is assessed against the relevant criteria in Class E (as amended) as follows:

- a) Permission to use the dwelling house as such has not been granted only by the virtue of Class M, N, P or Q of the GPDO.
- b) The total ground area covered by the buildings within the curtilage of the dwelling house (other than the original dwelling house) will not exceed 50% of the total area of the curtilage.
- c) No part of the building will be situated on land forward of a wall forming the principal elevation of the original dwelling house.
- d) The building will not be more than single storey.
- e) The proposed outbuilding is not located within 2m of the boundary of the curtilage, and has a dual pitched roof, with a maximum height of 4m.
- f) The height of the eaves of the proposed outbuilding does not exceed 2.5m.
- g) The proposed outbuilding will not be located within the curtilage of a Listed Building.
- h) The proposal does not include the construction or provision of a verandah, balcony or raised platform.
- i) The proposal does not relate to a dwelling or a microwave antenna.
- j) The proposal does not relate to the provision of a container.

**E.2** – The dwelling house is not situated on land within an area of outstanding natural beauty; the Broads; a National Park; or a World Heritage Site.

**E.3** – The dwelling house is situated on article 2(3) land, and the building is not located between a wall forming a side elevation and the boundary of the curtilage.

4.2 It is therefore concluded that all the criteria are met by the proposed outbuilding in respect of Class E of Part 1 of GPDO.

## 5 Conclusions

- 5.1 This proposal will allow for the expansion and improvement of the property and the quality of life for the applicants and their family, who intend to live in the property for the foreseeable future.
- 5.2 The property benefits from full Permitted Development Rights.
- 5.3 The proposal is in line with all criteria set out in Class A and Class E of the GPDO 2015 (as amended) and is therefore lawful. The applicant therefore respectfully requests that the Council issue the LDC as applied for.