



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	26
Suffix	
Property Name	
Address Line 1	Telegraph Hill
Address Line 2	Higham
Address Line 3	Kent
Town/city	Rochester
Postcode	ME3 7NW

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
571283	171243
Description	

Applicant Details

Name/Company

Title

Mr. and Mrs.

First name

Parmdip and Moira

Surname

Malait

Company Name

Address

Address line 1

26 Telegraph Hill

Address line 2

Higham

Address line 3

Town/City

Rochester

County

Kent

Country

United Kingdom

Postcode

ME3 7NW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Replacement of Sun room on the same footprint, rising pitched roof (within G.P.D.O. allowance), 2no windows enlarged on the rear elevation.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing building is original and it can be seen throughout the street, is in keeping with the surrounding area .

The proposal complies with all permitted developments requirements, so it should be considered lawful.

The single storey side extension (to be built on the same footprint as the current Sun Room) complies with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Class A, about permitted development rights as follows:

- Extensions and other buildings do not exceed 50% of the curtilage.
- The extension does not exceed the height of the highest part of the roof of the existing house.
- The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet the upper surface of the roof.
- The single-storey side extension does not extend more than half of the original house front. The total height of the extension is not more than 4 meters (extension max height is 3650mm circa including lantern rooflight).
- For the purpose of measuring height, the eaves of a house is the point where the lowest point of a flat roof meets the outside wall.
- The proposed extension is NOT within 2 meters of the boundary of its curtilage, however the maximum height of the eaves that is allowed for the proposal is 3 meters (extension has 2590mm eaves height).
- Extension will not overlook neighbours' properties, so there will be no loss of privacy.
- All materials to be used are to match existing in surrounding context.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

26TH/SL01 1:1250 @ A4 Site Location Plan
26TH /BP01 1:500 @ A4 Block Plan
26TH01-07/EX 1:50@A3 Drawings as existing
26TH01-07/PR 1:50@A3 Drawings as proposed
26TH/Photos Not To Scale Photographs to front

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The existing building is original and it can be seen throughout the street, is in keeping with the surrounding area .

The proposal complies with all permitted developments requirements, so it should be considered lawful.

The single storey side extension (to be built on the same footprint as the current Sun Room) complies with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Class A, about permitted development rights as follows:

- Extensions and other buildings do not exceed 50% of the curtilage.
- The extension does not exceed the height of the highest part of the roof of the existing house.
- The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet the upper surface of the roof.
- The single-storey side extension does not extend more than half of the original house front. The total height of the extension is not more than 4 meters (extension max height is 3650mm circa including lantern rooflight).
- For the purpose of measuring height, the eaves of a house is the point where the lowest point of a flat roof meets the outside wall.
- The proposed extension is NOT within 2 meters of the boundary of its curtilage, however the maximum height of the eaves that is allowed for the proposal is 3 meters (extension has 2590mm eaves height).
- Extension will not overlook neighbours' properties, so there will be no loss of privacy.
- All materials to be used are to match existing in surrounding context.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Application 20230604

Date (must be pre-application submission)

13/07/2023

Details of the pre-application advice received

The reference mentioned above is related to a decision notice for a previously required Lawful Development Certificate. It was approved as LAWFUL and the present application for Lawful Development Certificate is a downgrade to what was previously approved as lawful.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Interest in the Land

Please state the applicant's interest in the land

☒ Owner

☐ Lessee

☐ Occupier

☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Giovanni Mastromartino

Date

06/02/2024