

# Delegated Report

## *Lawful Development Certificate (Proposed)*

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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no:</b> | 20220664                                                                                                                                                                                                                                                                                               |
| <b>Location</b>        | 5 Truro Road Gravesend Kent DA12 5RG                                                                                                                                                                                                                                                                   |
| <b>Proposal:</b>       | Application for a Lawful Development Certificate in respect of the proposed erection of a dormer in the rear roof slope, roof alterations, installation of 2 rooflights in the front elevation and 1 window in the roof of the side elevation with conversion of the roofspace to form habitable rooms |
| <b>Applicant:</b>      | Ms Sophie Marriott                                                                                                                                                                                                                                                                                     |
| <b>Site Visit</b>      | Desktop Assessment                                                                                                                                                                                                                                                                                     |

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### Preliminary Matters

The agent was contacted 05.07.22 to clarify whether the proposed external materials will be similar to the existing and to confirm if the new window in the side elevation would be obscure glazed and 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. A response was received to confirm the above on 06.07.22.

### Plans & Documents

Application Form;  
Drawing No. PL001 – OS Plan;  
Drawing No. PL002 – Block Plan – Existing;  
Drawing No. PL003 – Floor Plans – Existing;  
Drawing No. PL004 – Elevations – Existing;  
Drawing No. PL005 - Floor Plans – Proposed;  
Drawing No. PL006 – Elevations – Proposed;  
Drawing No. PL010 – Block Plan – Proposed; and  
Supplementary Information – Agent Email confirming proposed external materials are to match the existing and the side window is to be fixed opaque glass - received- 06.07.22.

### Property Type

5 Truro Road is a two storey semi-detached property located on the corner of Truro Road and Dorchester Road.

### Material Consideration

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

**Relevant Planning History**

No relevant 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>B.1</b> | <b>Development is not permitted by Class B if –</b>                                                                                                                                                                                                                              | <b>Y/N</b>              |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| (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 –<br><br>(i) 40 cubic metres in the case of a terrace house, or<br><br>(ii) 50 cubic metres in any other case;                                              | N/A<br><br>N<br>39.83m3 |
| (e)        | It would consist of or include –<br><br>the construction or provision of a verandah, balcony or raised platform or<br><br>the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or                                                               | N<br><br>N              |
| (f)        | The dwellinghouse is on article 2 (3) land                                                                                                                                                                                                                                       | N                       |
| <b>B.2</b> | <b>Development is permitted by Class B subject to the following conditions –</b>                                                                                                                                                                                                 | <b>Y/N</b>              |
| (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                       |
| (b)        | The enlargement must be constructed so that –<br>(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension<br><br>(aa) the eaves of the original roof are maintained or reinstated; and | Y                       |

|     |                                                                                                                                                                                                                                          |                  |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|     | (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                     | Y<br>0.34m       |
|     | (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 | N<br>It does not |
| (c) | Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –                                                                                                                                      |                  |
|     | (i) obscure-glazed, and                                                                                                                                                                                                                  | Y                |
|     | (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.                                                                               | Y                |

**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<br>0.06m |
| (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                                                                                                | N          |
|     | (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.                                                                                         | 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                                                                                                                                                                     | Y          |
|     | (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.                                   | Y          |

The proposed development complies with Schedule 2, Part 1, Classes B and C of **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**.

**Recommendation:** Grant Lawful Development Certificate

|                      |                 |                     |               |
|----------------------|-----------------|---------------------|---------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Richard Hart  |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      | <i>R Hart</i> |
| <b>Dated:</b>        | 6th July 2022   | <b>Dated:</b>       | 22 July 2022  |