



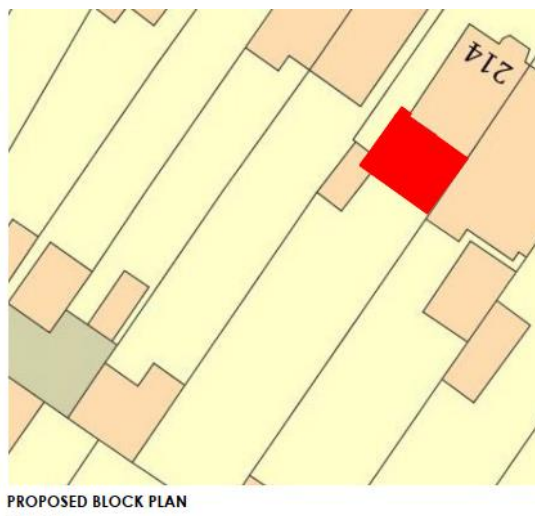
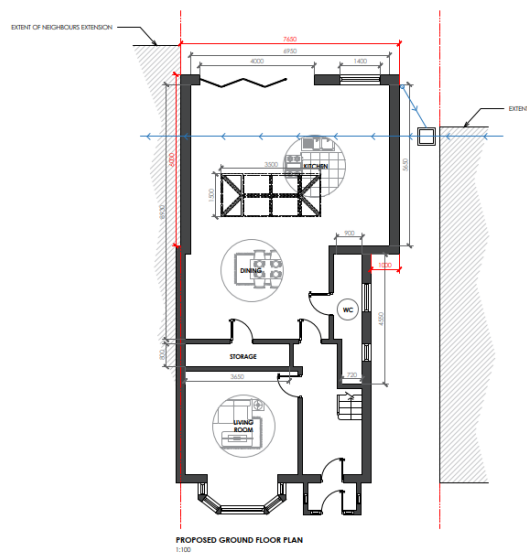
Delegated Report

Prior Approval Extensions Application

Application no:	20240747
Location	214 Rochester Road Gravesend Kent DA12 4TY
Proposal:	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.43 metres and eaves height of 3.00 metres.
Applicant:	Lanre Olagoke
Site Visit	N/A Desktop Assessment

Procedural Matters

The agent was contacted on 18.09.24 in order to clarify whether the outbuilding was remaining or being demolished, as the plans were inconsistent:



On 19.09.24, the agent responded explaining the following:

The site location plan is one that we had downloaded from an OS map provider; unfortunately, the site location plan is incorrect in its positioning of the outbuilding. It's not possible to alter the block plan, although we may potentially be able to use software to adjust the position of the outbuilding to its correct location.

Nevertheless, please find attached a screenshot demonstrating that the proposed 6m rear extension would not touch or interfere at all with the existing outbuilding. The existing outbuilding will be retained.



This is considered to be sufficient clarification and as such, I have not requested the plans to be amended.

Plans & Documents

Application Form;
OS Plan (received on 15.08.24);
Drawing No. 05 – Floor Plans and Elevations – Existing; and
Drawing No. 06 – Floor Plans and Elevations – Proposed.

Property Type

214 Rochester Road is a two storey semi-detached property.

Material Consideration

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

Proposal

The application seeks prior approval under Class A, Part 1 Schedule 2 and Article 3 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended) for the erection of a single storey rear extension with a depth of 6.00 metres, a maximum height of 3.43 metres and an eaves height of 3.00 metres.

Relevant Planning History

No relevant history.

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultations, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- 16 Hampton Crescent
- 18 Hampton Crescent
- 216 Rochester Road
- 212 Rochester Road

No representations were received from the neighbouring properties consulted in this prior approval application. The consultation period expired on 05.09.24.

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 A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A 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)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N N
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	Y See below N 3.43m
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -	

	(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	Y 6.28m N 3.43m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and – (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	N/A
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	N Eaves are 3.00m
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwelling; or	N N Y See below
(ja)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	N/A Existing extension demolished and outbuilding is not attached
(k)	it would consist of or include – (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	N N N N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A

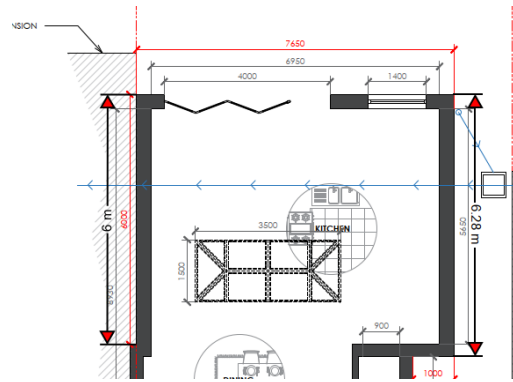
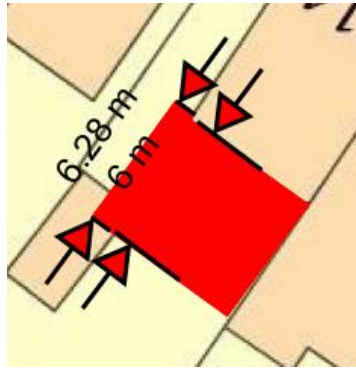
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
(d)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	N/A* See below
(b)	any upper-floor window located in 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; and	N/A
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

A.3(a)

Not enough information was provided to enable this question to be answered. However, this is not directly related to the Prior Approval Extension Application itself. The proposed single storey rear extension would need to adhere to all of the above to be considered permitted development and further information would be required in the event of a submission to obtain a Lawful Development Certificate.

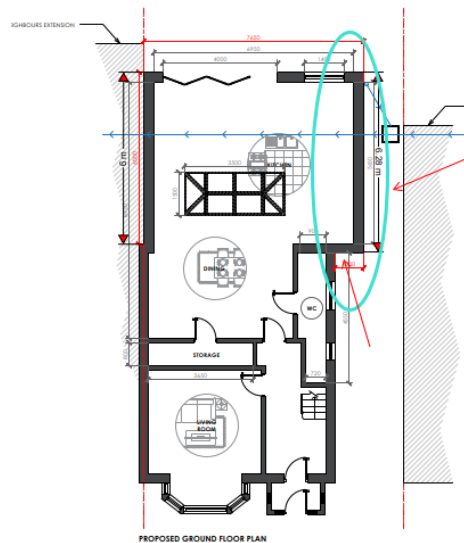
Assessment

The proposed development would fail under A.1 (g) as the depth of the extension would exceed the 6.00m limit for semi-detached properties, as indicated by the plan measurements below:



As such, the extension fails to comply with the order and planning permission would be required.

In addition, the proposal fails to comply with A.1 (j) (iii), as the proposal 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 dwelling. This is highlighted on the plan below:



As such, the proposal fails to comply with the order. This is evidenced by dismissed appeal ref: APP/Q5300/D/14/2214758 (306 Hertford Road, Lower Edmond, Enfield N9 7HD) (Appendix 2) whereby the scheme would result in ***an extension that would be greater than half the width of the original dwellinghouse.***

As per the above, this Prior Approval Application should be **refused**.

Analysis

Under Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single family dwelling can extend beyond the rear wall by 6 metres in the case of a semi-detached property, as long as it does not exceed 4 metres in height.

As set out in the GDPO, Class A.4 (2), the developer has provided sufficient information to support the application; application form, site location plan and other plans.

The information provided show the proposed single storey rear extension is **not** within the parameters set out in the GPDO; it would have a maximum height of 3.43 metres, with an eave height of 3.00m metres, which complies with the order, however the measurement of the maximum depth of the extension shows it would be **6.28** metres deep. As such the proposal fails to adhere to the requirements of Class A.

The adjoining properties were consulted in accordance with A.4 (5) and no representations were received. Therefore A.4 (7) has not been triggered and impact on neighbouring amenity does not require investigation.

It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

In addition to the depth measurement exceeding 6.00m, the proposal, as indicated within the assessment section of this report would fail under A.1 (j) (iii), as the proposal 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 dwelling. As such the application should be refused.

Conclusion

The proposed development would fail under A.1 (g) as the depth of the extension would exceed 6.00m. In addition, it would fail under A.1 (j) (iii), as the proposal 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 dwelling. As such, the proposed development does not benefit from the provisions of Class A, Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Planning Permission would be required.

Recommendation:

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19th September 2024	Dated:	23rd October 2024