



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240699
Location	45 Istead Rise Gravesend Kent DA13 9JE
Proposal:	Application for a Lawful Development Certificate in respect of the proposed hip to gable roof alteration and dormer extension in the rear roof slope.
Applicant:	Mr E Lee
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Drawing No: S01 – (Existing Block Plan)
- Drawing No: S02 – (Proposed Block Plan)
- Drawing No: S03 – (Existing Plans)
- Drawing No: S04 – (Existing Elevations)
- Drawing No: S05 – (Proposed Floor and Roof Plans)
- Drawing No: S06 – (Proposed Elevations)

Property Type

The property comprises a 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)	Y/N
Article 4 Direction	Y/N
Permitted Development Rights Removed/Restricted	Y/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;	N/A N - 29.21m³
(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 N
(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 – Confirmed on Drawing S06
(b)	The enlargement must be constructed so that – (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 (aa) the eaves of the original roof are maintained or reinstated; and	Y Y – 0.4m N

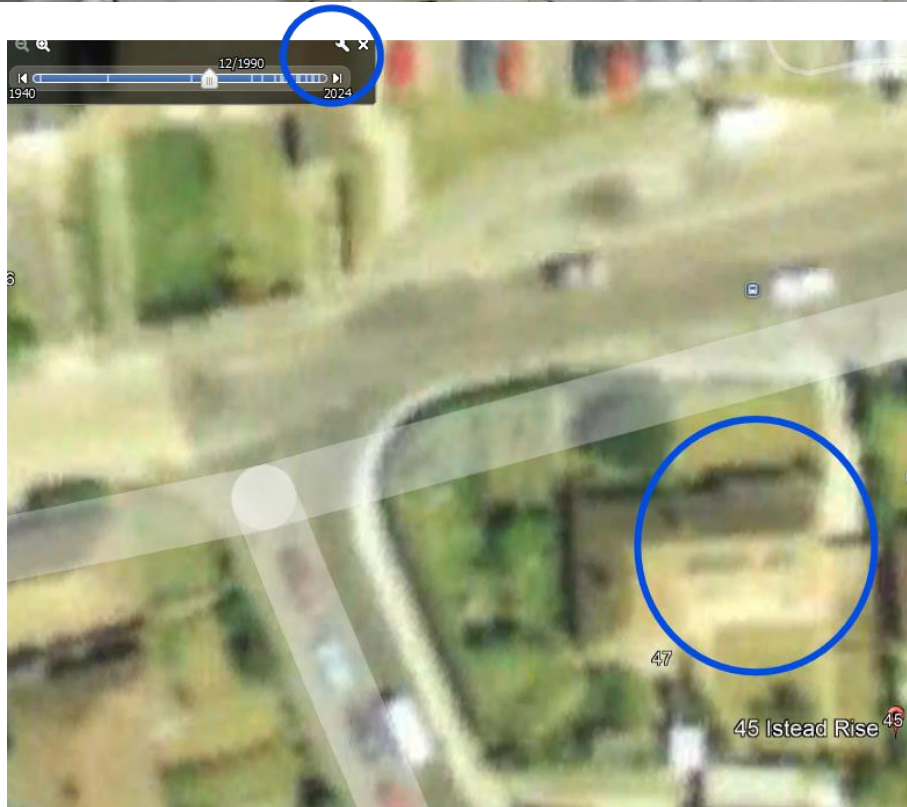
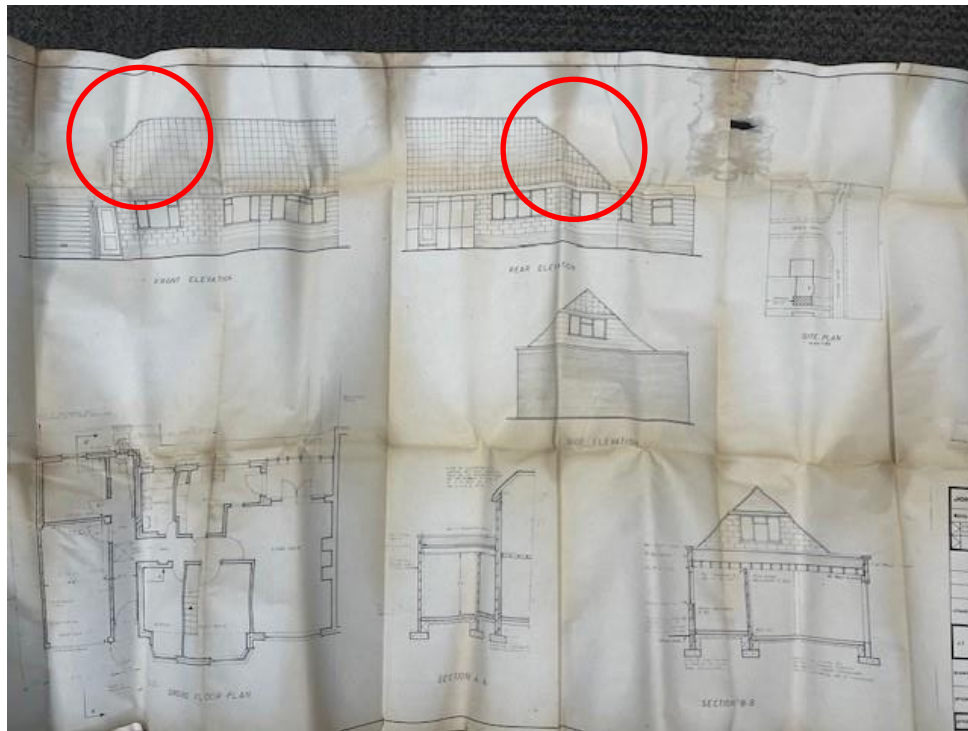
	(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof 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	
(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.

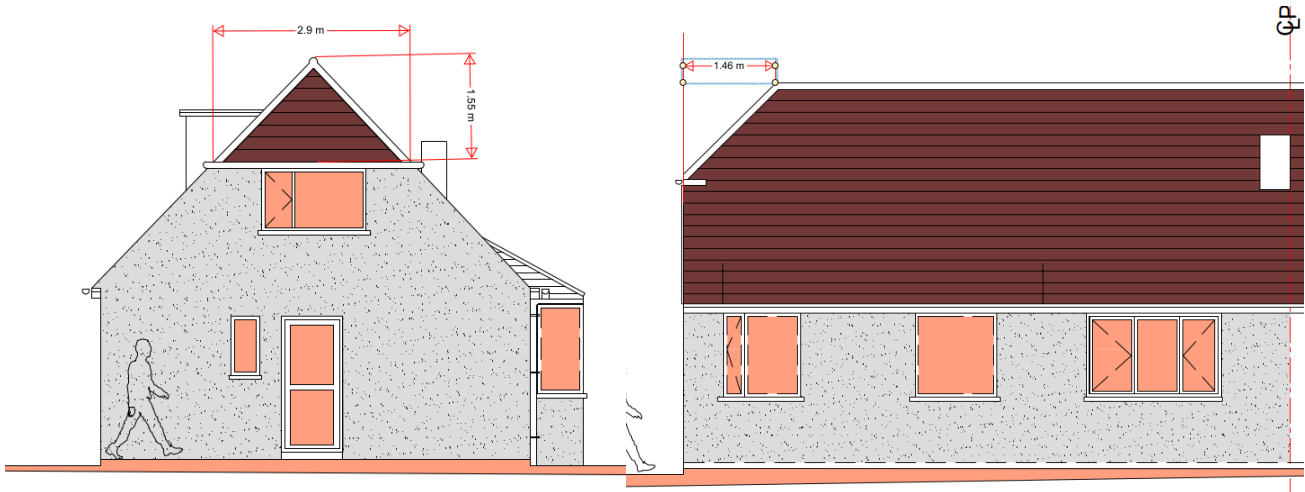
C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of 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.	N 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

Officer Analysis

It was noted that there was some previous planning history on this site circa 1972 for a side extension. Upon closer inspection of the plans it was noted that the roof form was shown as a barn hipped arrangement from the front and side elevations and a hipped roof form on the rear elevation. It is assumed the rear elevation was an error and that the barn hipped roof is original as previous searches of google earth show the roof as being barn hipped since at least 1990 and the roof tiles all appear to be original.



Hip to Gable Calculation



Base Calculation = $0.5(\text{Length} \times \text{Depth})$

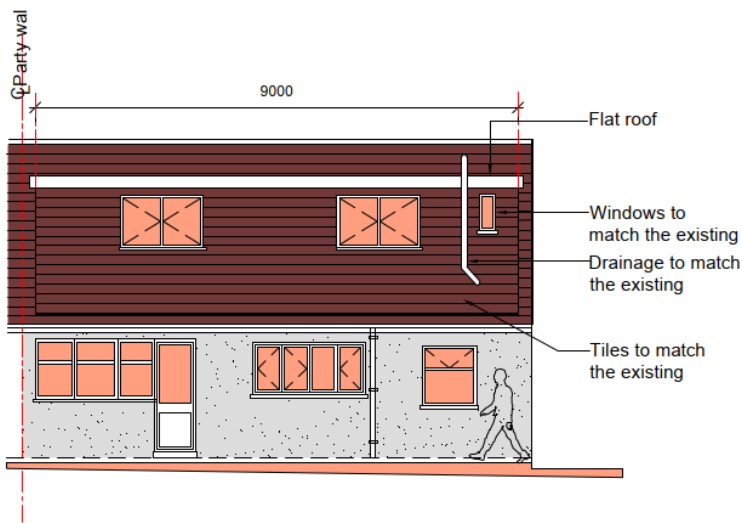
$$0.5 (2.9 \times 1.46) = \mathbf{2.11m^3}$$

Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

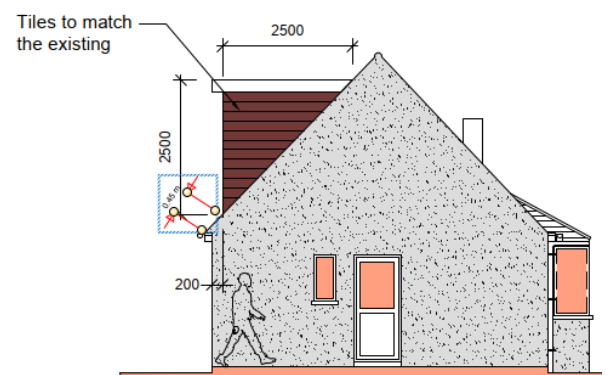
$$\frac{1}{3}(2.11 \times 1.55) = \mathbf{1.08m^3}$$

Dormer Calculation

Dormer Formula = $\frac{1}{2} (\text{Length} \times \text{Height} \times \text{Depth})$



Proposed Rear Elevation



Proposed Side Elevation

$$0.5 (9 \times 2.5 \times 2.5) = \mathbf{28.13m^3}$$

Roof Volume Total

$$28.13 + 1.08m = \mathbf{29.21m^3}$$

Under the General Permitted Development Order a semi detached property is able to increase the roof space by a maximum of 50 cubic meters. The proposed increase would 29.21m³ which falls within the parameters of the Permitted development order and as such the proposal is deemed lawful.

Conclusion

The proposed rear dormer and barn hipped to gable roof alterations falls within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: <u>Grant</u> Lawful Development Certificate
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Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th September 2024	Dated:	10th September 2024