

PLANNING STATEMENT

Certificate of Lawfulness for Proposed Development

Single-Storey Side Extension

5 Cumberland Villas

Gravesend

Kent

DA12 2PQ

1. Introduction

This Planning Statement accompanies an application for a Certificate of Lawfulness for Proposed Development at 5 Cumberland Villas, Gravesend, Kent, DA12 2PQ.

The application seeks confirmation that the construction of a single-storey side extension constitutes permitted development pursuant to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2. Existing Dwellinghouse

The property comprises an existing dwellinghouse at 5 Cumberland Villas.

The submitted location plan, site plans, floor plans and elevations identify the existing dwellinghouse and demonstrate the relationship between the existing building and the proposed enlargement.

3. Proposed Development

The proposed development comprises the erection of a **single-storey side extension** to the existing dwellinghouse together with associated internal alterations.

The extension is positioned alongside the side elevation of the original dwellinghouse and will provide additional ground-floor accommodation forming an enlarged kitchen, dining and snug area.

The configuration of the property means that the proposed side extension is visible in relation to the rear of the dwelling. However, the proposed enlargement occupies land to the side of the original dwellinghouse and is therefore assessed against the relevant Class A provisions applicable to a single-storey side extension.

No first-floor extension is proposed.

4. Width of the Side Extension

Class A requires an enlargement extending beyond a side elevation of the original dwellinghouse to be single storey and limits its width to no more than one half of the width of the original dwellinghouse.

The dimensions and relationship between the existing dwellinghouse and proposed enlargement are clearly identified on the submitted drawings.

The proposed side extension has been designed so that its width **does not exceed one half of the width of the original dwellinghouse**.

The proposal therefore satisfies the relevant Class A limitation relating to the width of a side extension.

5. Height

The proposed side extension is wholly single storey.

The submitted proposed elevations demonstrate an **eaves height of 3.000 metres** and a **maximum overall height of approximately 3.410 metres**, including the roof lantern.

The extension therefore remains within the relevant Class A maximum height limitations.

In particular, the overall height does not exceed 4 metres and, where the enlargement is within 2 metres of a boundary of the curtilage, the eaves height does not exceed 3 metres.

6. Position and Design

The proposed extension is situated to the side of the original dwellinghouse and does not project forward of the principal elevation.

The enlargement remains single storey throughout.

The proposed works do not incorporate a veranda, balcony or raised platform.

External materials used in the construction of the extension will be similar in appearance to those used in the exterior of the existing dwellinghouse.

The proposed roof incorporates a modest roof lantern, with the overall height of the development remaining within the applicable Class A limitation.

7. Compliance with Class A – Permitted Development Checklist

The proposed development has been designed specifically to comply with the relevant limitations and conditions contained within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The submitted drawings demonstrate the following:

✓ **Single-storey development** – The proposed enlargement is wholly single storey.

✓ **Side extension width** – The width of the proposed side extension does not exceed one half of the width of the original dwellinghouse.

✓ **Maximum overall height** – The maximum overall height of the extension, including the roof lantern, is approximately **3.410 metres**, which does not exceed the permitted maximum of 4 metres.

✓ **Maximum eaves height** – The eaves height is **3.000 metres** and therefore does not exceed the 3 metre limitation applicable where an enlargement is within 2 metres of a boundary of the curtilage.

✓ **Principal elevation** – The proposed extension does not extend forward of the principal elevation of the original dwellinghouse.

✓ **Height relative to existing dwellinghouse** – The proposed extension does not exceed the height of the existing dwellinghouse.

✓ **External materials** – External materials will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.

✓ **No first-floor side extension** – The proposed enlargement is restricted to ground-floor level.

✓ **No veranda, balcony or raised platform** – None are proposed as part of the development.

On the basis of the submitted drawings, the proposed single-storey side extension satisfies the relevant dimensional, height, siting and design limitations applicable under Class A.

8. Conclusion

ARCHITECHNOLOGY.DESIGN

The proposed development comprises a single-storey enlargement positioned to the side of the original dwellinghouse.

The submitted drawings demonstrate that the proposal satisfies the relevant dimensional, height, siting and design limitations applicable to a single-storey side extension under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

In particular, the extension is single storey, remains within the permitted width limitation for a side extension, has an eaves height of 3.000 metres and a maximum overall height of approximately 3.410 metres, and does not project forward of the principal elevation.

The proposed development is therefore considered to constitute permitted development.

Accordingly, it is respectfully requested that the Local Planning Authority confirms the lawfulness of the proposed works and issues a **Certificate of Lawfulness for Proposed Development**.



ARCHITECHNOLOGY.
 **DESIGN**

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