



Planning Department
Gravesend Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

24/09/2021

Dear Sir/Madam,

Construction of garage block used for purposes incidental to the main dwelling at Leylands, Wrotham Road, South Street, Gravesend, DA13 0QG.

Please find enclosed an electronic application form and drawings for the above referenced address.

Class E – Permitted Development (Buildings etc.)

4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 permits the following;

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

4.2 The legislation goes on to list conditions under which development would not be permitted, which this proposal has considered and in my view would not impact on this proposal. I have listed below the most relevant provisions;

b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

(d) the building would have more than a single storey;

(e) the height of the building, enclosure or container would exceed—



- (i) 4 metres in the case of a building with a dual-pitched roof,
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
- (iii) 3 metres in any other case;

(f) the height of the eaves of the building would exceed 2.5 metres;

As set out above, there does not appear to be any constraints, article 4 directions or conditions withdrawing permitted development right which affects this site and so it is reasonable to assume that this property continues to benefit from Class E.

We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings. If there are any concerns regarding the application, please do not hesitate to contact us.

Kind Regards,

Sonia Rajaratnam
Senior Architectural Designer

