

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220889
Location	86 Whinfell Way Gravesend Kent DA12 4SE
Proposal:	Application for a Lawful Development Certificate in respect of the proposed installation of a rear dormer extension, installation of rooflights in the front roofslope and conversion of the roofspace to form habitable rooms.
Applicant:	Mr Stuart Wingfield
Site Visit	N/A Desktop Assessment

Preliminary Matters

The agent was emailed on 26.08.22 regarding a description change from; *Application for a Lawful Development Certificate in respect of the proposed installation of a rear dormer extension and conversion of the roofspace to form habitable rooms* to; *Application for a Lawful Development Certificate in respect of the proposed installation of a rear dormer extension, installation of rooflights in the front roofslope and conversion of the roofspace to form habitable rooms*. This was confirmed as acceptable on 26.08.22.

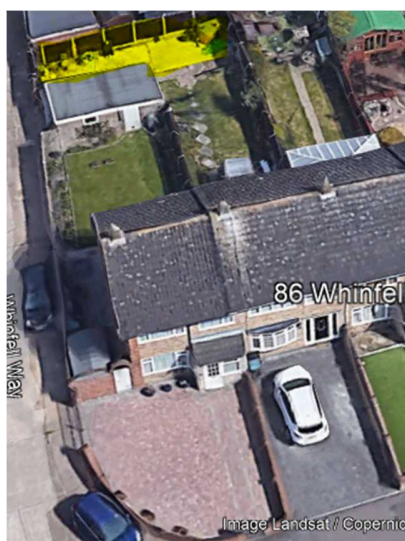
Plans & Documents

Application Form;
Supplementary Information – Evidence to verify application;
Drawing No. 2022-116-03 REV A – Elevations and Floor Plans as Existing;
Drawing No. 2022-116-04 REV A – Elevations and Floor Plans as Proposed;
Drawing No. 2022-116-01 – Site Location Plan; and
Drawing No. 2022-116-02 – Block Plan as Existing and Proposed.

Plan Note

The red line boundary on the Site Location Plan does not include the rear access/hardstanding area and therefore indicates this is outside of the residential curtilage. However, google maps appears to show that this may be part of the residential curtilage. Any resubmission should clarify this issue.

Google Maps with access/hardstanding highlighted



Site Location Plan with access/hardstanding highlighted



Property Type

86 Whinfell Way is a two storey mid-terraced property.

Policies & Representations

Not applicable, this is an application for a lawful development certificate under Section 192 of the Town & Country Planning Act 1990 (as amended). Therefore, the representations received for this application are not relevant.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/6/54/91 (19540111)	Composite development of land	No Decision Notice	05.06.1957
TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
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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.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;	Y*
(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 21.56m3 N/A
(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 Y See Class G below
(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;	N**
(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 (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	Y Y 0.37m N 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 (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
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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 Plans indicate no projection
(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/A
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

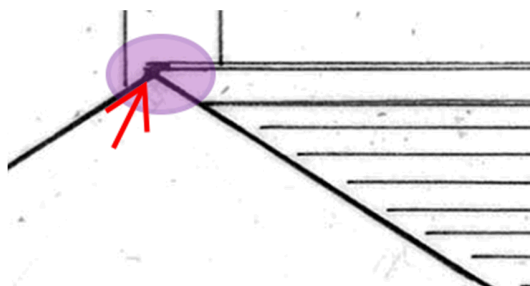
Class G – chimneys, flues etc on a dwellinghouse**The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.**

G.1	Development is not permitted by Class G if –	G.1
(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)	The height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N SVP removed or relocated
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which	

	(i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N/A
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

***Assessment Note on Dormer height**

Although the supplementary Information provided states the dormer would not exceed the existing ridge, the plans indicate the dormer would exceed the existing roof height



**** Assessment Note on Materials**

Although the plans state the windows and rainwater goods will match the existing, the pewter weather boarding is considered dissimilar to the existing tiled roof.

Conclusion

Under Class B.1 (b) the proposed dormer would exceed the height of the existing roof, as evidenced by the plans. Class B.2 (a) requires the proposed external materials for additions or alterations to the roof to be similar to those used in construction of the existing dwellinghouse. It is considered that the proposed pewter weatherboarding would be dissimilar to the existing tiled roof.

Therefore, the proposed development fails to comply with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE is REFUSED**.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd October 2022	Dated:	3rd October 2022