

Delegated Report

Prior Approval Extension Application

Application no:	20250801
Location	Cape Cottage Manor Field Shorne Gravesend
Proposal:	Prior approval application for a single storey rear extension with a depth of 7.243 metres, maximum height of 3.587 metres and eaves height of 2.418 metres.
Applicant:	Mr Andrew West
Site Visit	N/A Desktop Assessment

Preliminary Matters

The dimensions as set out in the description do not correlate with the plan measurements. However, as the proposal fails to accord with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), further clarification has not been sought and the description has not been altered.

Plans & Documents

Application Form;
Supplementary Information – Planning Statement;
Drawing No. P-001 Rev. A – Site Location Plan;
Drawing No. P-002 – Site Plan – Existing;
Drawing No. P-003 – Site Plan, Site Section with Levels – Existing;
Drawing No. P-004 – Floor Plans and Elevations – Existing;
Drawing No. P-005 Rev. F – Ground Floor Plan – Proposed;
Drawing No. P-006 Rev. E – Ground Floor Plan and Elevations – Proposed;
Drawing No. P-007 – Site Layout Plan – Proposed; and
Drawing No. P-008 Rev. A – Site Section BB – Proposed.

Property Type

Cape Cottage, Manor Field is a detached property.

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 2015 (as amended) for the erection of a single storey rear extension with a depth of 7.243 metres, a maximum height of 3.587 metres and an eaves height of 2.418 metres.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250450	Erection of a side/rear single storey extension. Extension to front steps, alteration to stair railing. Changes to external materials, landscaping and level changes.	Application Refused	02.07.2025
19850271	Erection of two storey front extension to form enlarged garage at lower ground floor level with enlarged bedroom over	Permitted	29.05.1985

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 (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;

- 22 The Street
- Sakura, 1 Manor Field
- The Meads, Manor Field
- Hillside Farm, Butchers Hill

The expiry date for comments was 01.09.2025 and no representations were received.

Shorne Parish Council

It is noted that Shorne Parish Council have provided comments for the application. However, this is a Prior Approval Larger Homes Application and as such, these comments are not relevant.

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

Permitted Development Rights

Permitted development rights have been restricted by condition attached to the 19850271 planning approval. However, this relates to the garage and parking areas and would not impact the assessment of this application:

(iii) The areas shown on the submitted drawings for the parking and garaging of vehicles shall be kept available and used for such purposes at all times and no development whether or not permitted by the Town and Country General Development Orders 1977-81 shall be carried out in such a position as to restrict vehicular access thereto.

and that the grounds for the imposition of such conditions are. —

(iii) The development without the provision of off-street parking facilities would be likely to lead to vehicles parked on the public highway to the detriment of visual amenity and road safety.

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

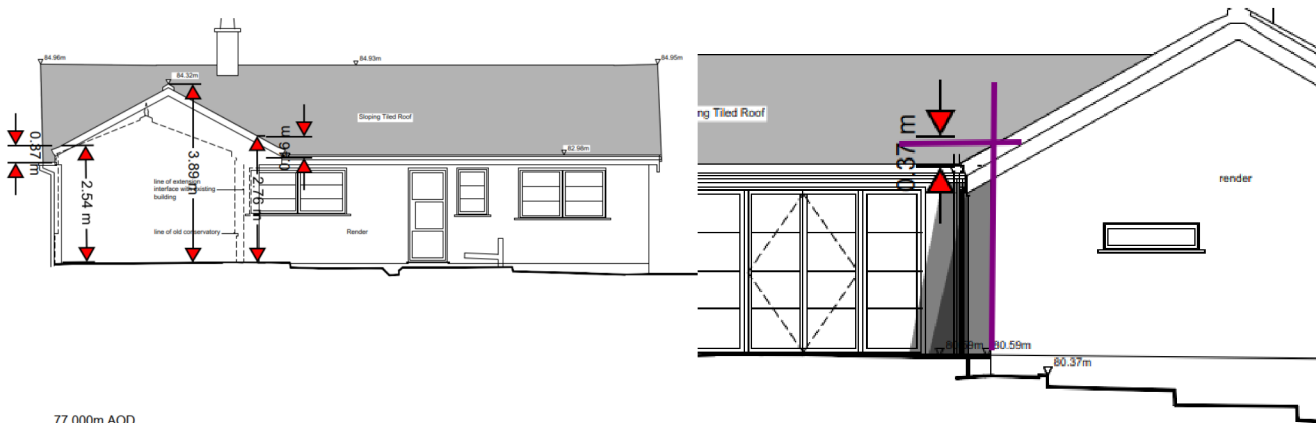
A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	as a result of the works, the total area of ground covered by buildings within 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	Y See below
(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 (g) below N >4.00m
(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	N 7.24m

	(ii) exceed 4 metres in height;	N >4.00m
(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 >2.00m
(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/A
(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 © to (j);	N
(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
©	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;	Y
(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

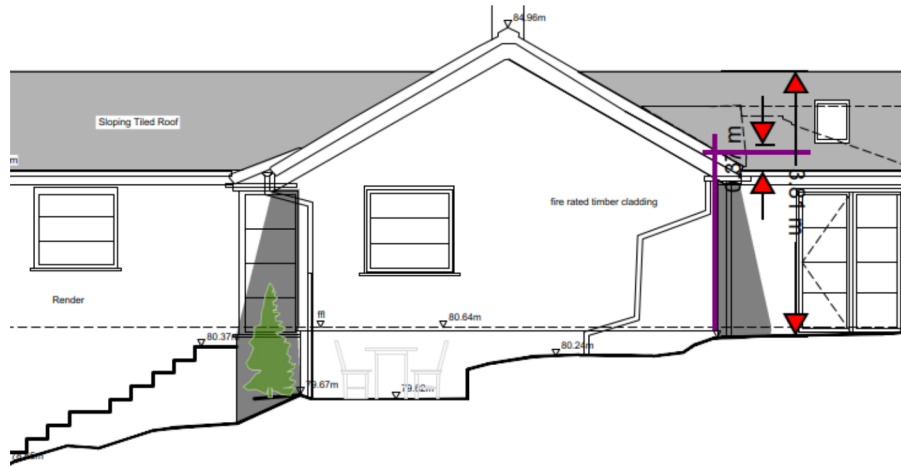
Assessment

The existing dwellinghouse has varying eaves height. However, the plans show the eaves of the extension would exceed the eaves height of the existing dwellinghouse:



77.000m AOD

Elevation 3



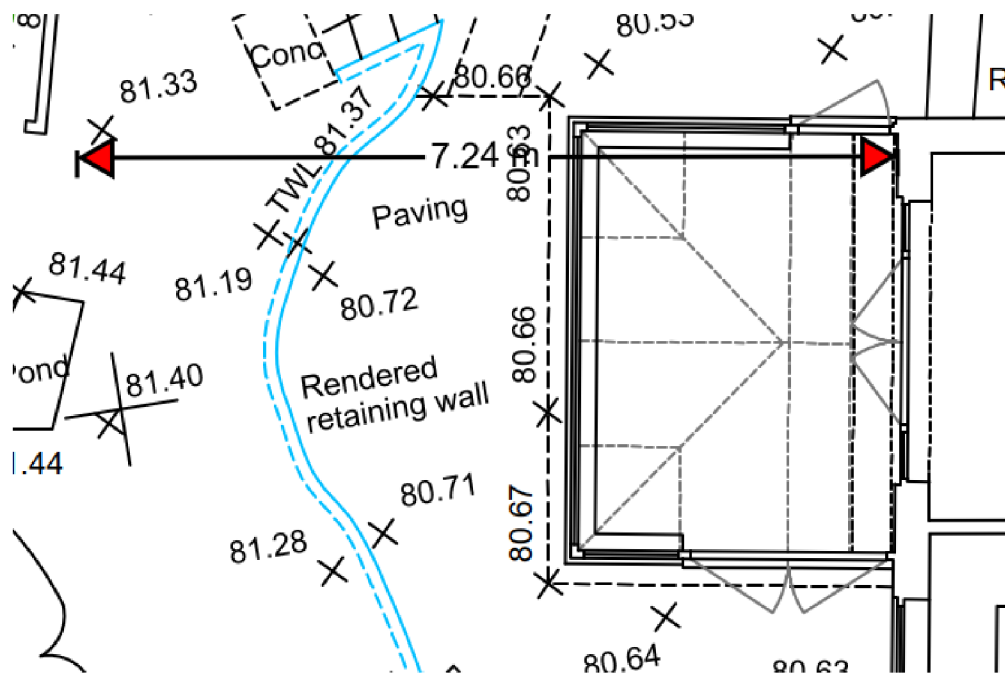
As such the application would fail to comply with A.1 (d) of the order. This approach is supported by dismissed appeal ref: APP/Q5300/D/14/2214758 (306 Hertford Road, Lower Edmond, Enfield N9 7HD) whereby the scheme would result in ***an extension that would be greater than half the width of the original dwellinghouse***.

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

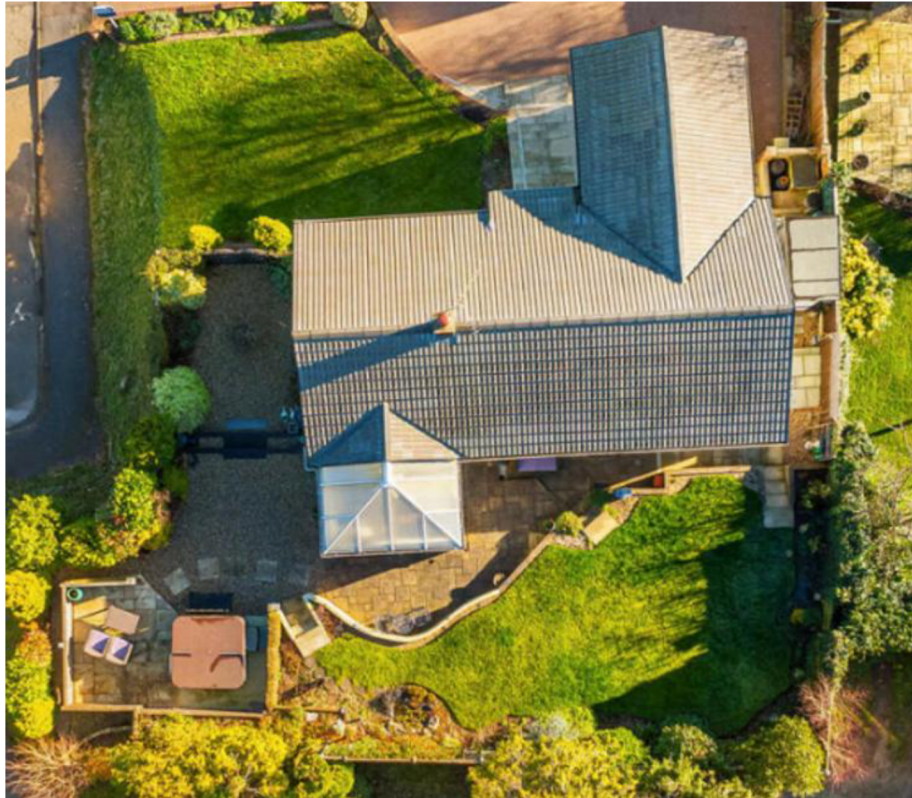
Land Level Changes

Notwithstanding the above assessment it is noted that the plans show that there would be significant land level alterations to facilitate the extension, as indicated by the plans and images below:

(Existing with proposed depth measurement of extension)



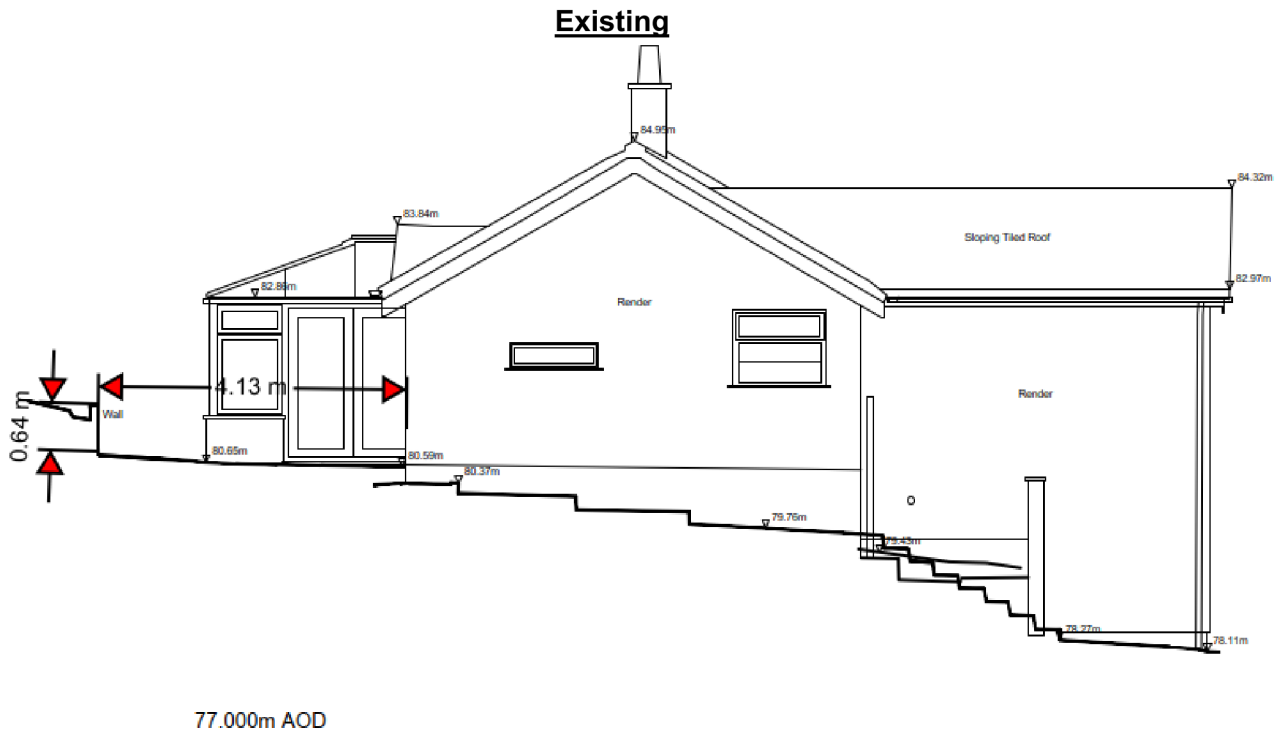
Right Move Images showing land levels and retaining wall



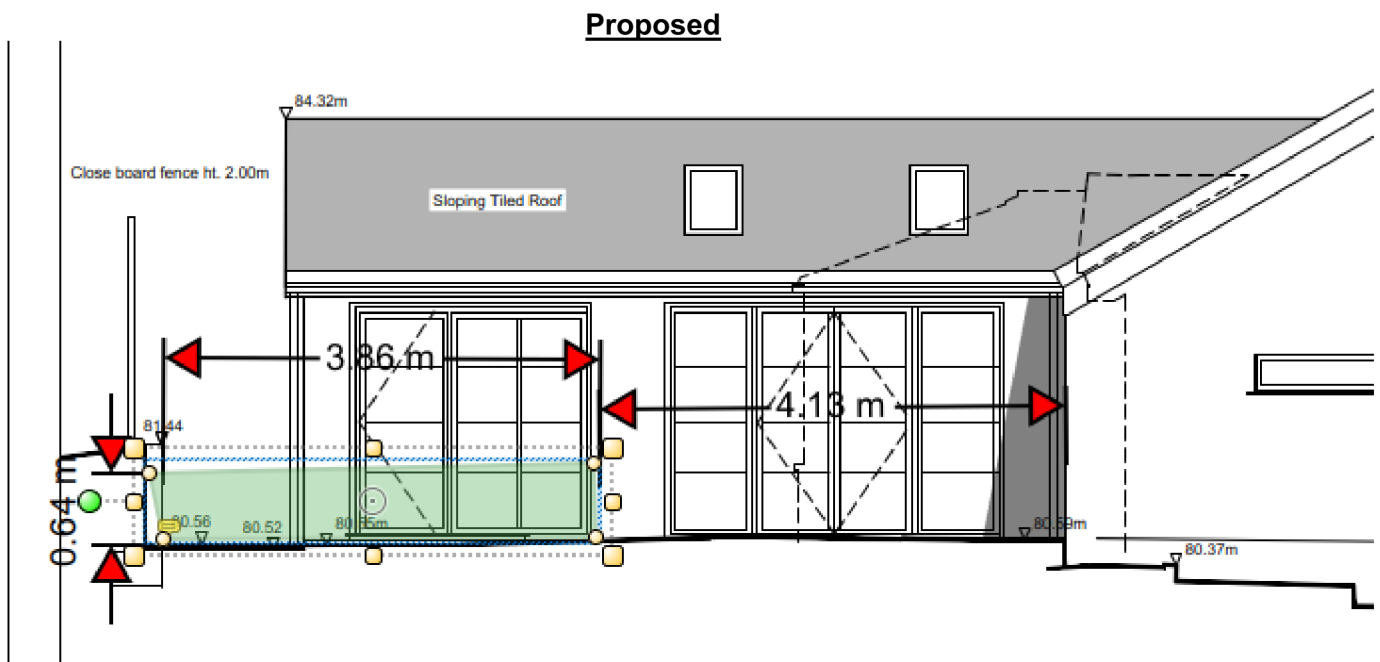
As evidenced above, an engineering operation to excavate part of the rear garden would be required in order for the erection of the single storey rear extension to take place.

Section 55 of the Town and Country Planning Act (1990) defines development as carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

The excavation required is roughly indicated on the plans below (green area highlighted):



Elevation 2



As such, regardless of the eaves height of the extension failing to comply with the order, the proposal would amount to an engineering operation that requires planning permission. It is noted that garden works have also been presented as part of the proposal. Although it is only the extension and associated work that is being considered as part of this application, the applicant should be aware that additional significant garden level changes would also require planning permission. During the course of the application, as a result of

correspondence the agent emailed across some (uninvited) revised plans removing some garden works from the proposal. However, revised plans are not usually accepted for Larger Homes Prior Approval Applications, particularly given that there is a requirement to consult adjoining neighbours on the proposal and a short time period to determine these applications. Notwithstanding this, the revised plans were looked at and demonstrate land level changes to facilitate the extension would still be required, given the existing land levels of the garden area. In addition, the aforementioned failure to comply with A.1(d) would remain as well. Any other proposed changes not associated with this Prior Approval Planning Application have not been considered and the applicant should seek pre-application advice, as appropriate.

Overall, this application would not fall under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and **planning permission would be required.**

Therefore, further assessment of this Larger Homes Prior Approval Application has not been carried out.

Conclusion

The proposal fails to accord with A.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) as 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.

Notwithstanding the above, the proposal amounts to an engineering operation that requires Planning Permission. Section 55 of the Town and Country Planning Act (1990) defines development as carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Any change in land levels particularly when it would be at 0.3m or greater, would be considered an engineering operation requiring planning consent. Therefore, Planning Permission would be required for the proposal as a result of the engineering operations. 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: Refusal

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th September 2025	Dated:	12 th September 2025