

Delegated Report

Application no:	20240745
Location	24 Dover Road Gravesend Kent DA11 9QD
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.
Applicant:	Mr Nerijus Kuneckis
Site Inspection	N/A Desktop Assessment

Plans & Documents

- Application Form
- SL-001-510 REV P1 (Existing Elevations, Site Location Map and Block Plan)
- SL-001-500 REV P1 (Existing Floor Plan and Roof Plan)
- SL-001-210 REV P3 (Proposed Elevations)
- SL-001-200 REV P6 (Proposed Floor Plans and Block Plan)

Supplementary Information

- Planning Statement

Property Type

Semi detached house in use as a single family dwelling.



Relevant Planning History

Reference	Description	Outcome	Decision Date
20240333	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Refused	10.05.2024
20230763	Erection of a ground floor and part first floor rear extension and enlargement of basement area.	Refused	02.10.2023

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)

Consultation, 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) two adjoining neighbouring properties were notified of this application;

The adjoining properties are known as:

- 26 Dover Road Northfleet Gravesend Kent DA119QD
- 22 Dover Road Northfleet Gravesend Kent DA11 9QD

The expiry date for comments was 29.08.2024 **and one representation was received.**

The points raised in the objections were:

- Impact of the Proposed Extension on Sense of Enclosure
- Concerns About the Claimed Width of the Extension
- Overshadowing and Natural Light
- Compliance with design code

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

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 M, 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 – 3.0m
(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	N – 3.0m
(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 – 5.95m semi detached house (permitted under g) N – 3.0m
(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 (ii) exceed 4 metres in height;	N – 5.9m (Semi detached) N – 3.0m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and –	N

	(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;	
(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
(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 – 3.0m N – Single Storey N- (3.5m wide)
(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 subparagraphs (e) 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
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	
(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

(c)	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 –	
(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 – confirmed in planning statement
(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 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

Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single storey family dwelling can extend beyond the rear wall by 6 metres in the case of a semi detached property, as long as it does not exceed 4 metres in height.

The adjoining properties were consulted in accordance with paragraph A.4 (5) and one representation was received. Under Class A.4 (7) of the GPDO the impact on neighbours' amenity requires investigation; the material planning concerns raised are set out in the Consultations, Publicity and Representations section above.

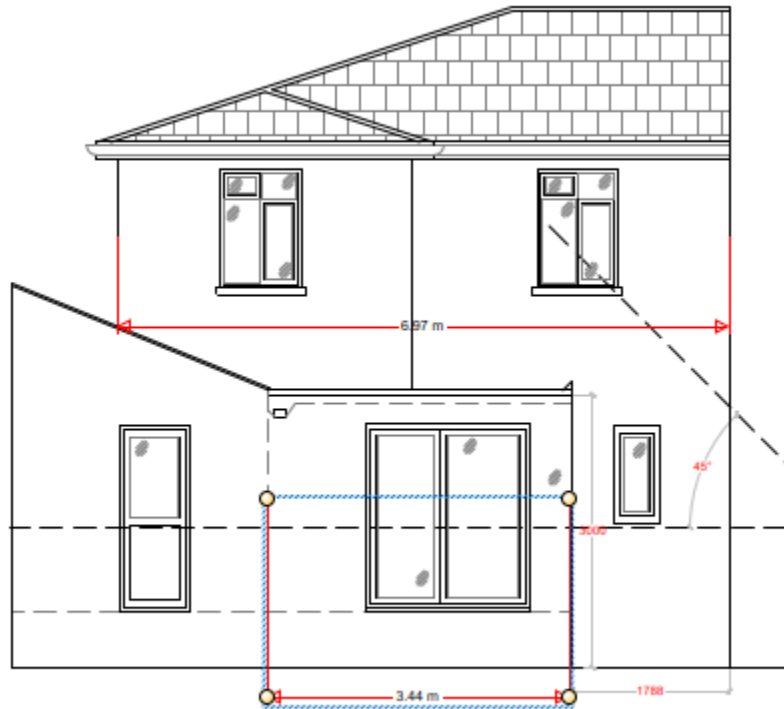
Below the neighbouring objections are addressed:

Impact of the Proposed Extension on Sense of Enclosure

The proposed extension is situated some 1.8m away from the common boundary and as such it would not be within such a proximity that would have an overbearing effect on the neighbouring property.

Concerns About the Claimed Width of the Extension

With regards to the width of the extension it has been calculated appropriately. The original house width has been ascertained to have a width of 6.97m and the proposed extension has a width of 3.4m which is less than half the width of the original dwelling.



PROPOSED REAR ELEVATION (SOUTH)

Overshadowing and Natural Light

Given that the proposed extension is located away from the common boundary there will not be any detrimental loss of light to the neighbouring property.

Compliance with design code

As this is a prior approval application the extension is not assessed in accordance with adopted policies and instead against the parameters of the general permitted development order.

Conclusion

The proposed development complies with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and it is considered **PRIOR APPROVAL IS REQUIRED AND GRANTED**.

Recommendation: PRIOR APPROVAL IS REQUIRED AND GRANTED		
	Name/Signature	Date
Planning Officer		23/09/2024
Principal Planner/ Manager	Richard Hart / R Hart	23 rd September 2024